The Imperial Parliament in 1824 passed an Act of
Incorporation subsequently amended in 1829, for granting
Certain powers and authorities to a Company to be
incorporated by Charter to be called The New Age Co.,
for the cultivation and improvment of waste lands
in the Colony of N. S. Wales, and for the purposes relat-
ing thereto. See 42st Sess. 2nd sess. 12 Aug. 1824.

P.L. Parliament’s paper.

Captain John M’Arthur’s appreciation of the importance of
The flocks which exist there from the very early days of the Colony.
This statement of the Improvement and progress of these would have
be refined in the October number of the Centennial Magazine.
1888. also an account of his purchases from George III. flock
for his flock in M. & E. selections. At the time of the formation of
The Act Co., he had a large flock at Gordon in which market
The lands were held by written licenses to June 1824.
R. Burns’ note; afterwards defied in a “Charter.”


His Company formed in London in 1824. under
the able advocacy of Capt. John M’Arthur for
the purpose of producing fine wool in Australia.
An influential Board of Directors was appointed
with John Smith as governor. Mr. Manning Deputy
Governor; and amongst the members were named
containing in connexion with the Company: for many years by
Mr. Dick. Next Davis, Mr. G. B.afc. James. Next Mr. J.
The affairs of the Colony were managed by a Committee
of whom Mr. James M’Arthur, son of Capt. M’Arthur and
Mr. Hamilton, M’Arthur were active Members. Captain
J. Key was also a Member but he was absent from the
Colony in South America. Capt. M’Arthur gives the Committee
the benefit of his advice and experience.

On the 5th December 1824. The Court of Directors
appointed Mr. Robert Dawson as Agent and on
26th June 1825. he sailed from Cork. Portsmouth
in the “York.” of 470 tons. accompanied by the “Bonnie”
of 400 tons. with 59 men women and children. 690
over 20 Rams. Which had purchased at France
some cattle, mares and two altering horses. About 1826
The Respects were dated 20th April 1844
and proposed a Capital of £6,000,000 divided into Shares of £100 each.
A grant of 100,000 acres has been made in
free tenure with power to select the proper situation
free of any charge for 5 years but subject after
that to a moderate annual rent. Each Commissioner
at his option for twenty years purchase
receipt to be received at the Crown.
In addition a certain number
of Convicts shall be employed by the Company.

The Deeds of the grants were subsequently made in
front of the loads on landings at Sydney were sent up to the
South Creek. At a place near Belconnen named 'The Retreat',
The Surveyor General McIlwraith recommended the
neighborhood of Port Stephens as an eligible place for
the reception of convicts which had been granted to the
Company. Mr Dawson inspected the locality and removed
the stores from 'The Retreat'. He journey continued occupying
five weeks. Some Store was sent in afterwards for the
Sheep were purchased in the Colony from Mr Martin
and Mr Brownlee, Matthew Fisher and Mr Roseman
The agents and the Committee dealt together
The Sheep did not thrive after the greater at Port
Stephens. The Committee suspended Mr Dawson a Camp
that was approved at the Camp to London.

Henceforth the Agent of the Company was to be the Chief
Commissioner and the appointment was given to Colonel
Duncan. These orders to the Governor Sir Ralph Darling
a Colonel also carried to him from a bullet which had
never been received as the Battle of Waterloo.
Some time after he took charge. He found his health
fairest and he had some correspondence with Captain
Hodgson about succeeding him, and this eventually
took place early). But prior to Clark’s administration, the circumnavigator navigators had been sent out from England especially to test the Company’s affairs in order on the occasion of the recent suspension of the Company’s trade, the Company gave them £3000 a year for 3 years and a handsome pension when he retired. He paid the selection of the ground at Port St. Stephens a very considerable one and Lord of the Flies having been reported on by Mr. O’Reilly and Allan French, he selected to go up and offer in exchange with the sale of a portion of this Port St. Stephens ground if a license were given him for an equal quantity of land in the new country. In a short time, he organized a party with Jeddo Holland and George Thomas and the Murray and Harris Rivers ascended the great range dividing the Eastern from the Western waters, and on the Valley of the Peel River, Mr. Armstrong’s surveying route with him and selected the Peel River as one of the exchanges and preferring on to the Mookhi River selected the Harris River, which had been already occupied by European from the Hunter River. He had to go further on at no great distance, the lands were surveyed and boundaries marked with painted trees. The new estate consisted of 313,287 acres.
The land included in the deeds mentioned below:

The deeds of conveyance signed by Sir Charles Porter, K.B.

1st date: 20th November 1897. The Parliamentary Return respecting the A.A. Co.

1672.

The A & A Company - 10

Making improvements for a much larger sum than that by its original terms of occupation it required to do what that sum was increased by the tradition that the lands had cost the Company in making itself entitled to the free rental of 3/4 an acre all round. Direct accounts in the Colonial Books of every thing that was expended by the Company from the commencement of its Colonization Scheme.

In reference to the lands at Newcastle, it is to be understood that in the early days the Colonies set to work the Coal mines at Newcastle by convict labor arrangements were made with the A & A Company by which it was to work the Coal mines, supply the goods. and it was to be secured against opposition by granting the Company for 25 years a monopoly of the price of Coal to the Government not to be £ above and to the public not to exceed 10s. The monopoly was surrendered before the time had expired owing to solicitation of the owners of Coal Measures in the vicinity of Newcastle.

With varying success the Company carried on
The production and sale of coal at Newcastle and to increase the facilities the convenience of the Sydney public as coal consumers, Captain Kay built a wharf at Miller's Point, Sydney, and endeavored to create a retail business. But the venture was not looked on favorably by the Directors.

The supremacy of the Stock department and the failure of the Sheep at the Port Stephens establishment owing to coarse nature of the pasture gradually produced an effect that the profits of the Coal were used up in maintaining the Stock department. The state of things shareholders began to grumble at the non-remittance of dividends and one in particular gave Captain Kay a good deal of trouble in giving explanations, which were quite conclusive as to there being no fault in the management. The Company was obliged to answer Mr. Knox's allegations through the Board of Directors as a point of etiquette.

At length the Board or Court invited Captain Kay to England to confer with them on future projects and in 1849 Captain Kay took his passage home in the 'Hobart.' On arrival in London...
Capt. King found that a former surveyor of the Company, Mr. Ralph, was in possession of the Site of the Board, and had persuaded them into a scheme of Emigration to the Colony to settle people on the port-stephens grant. Stating the unsatisfactory of the place for the settlers, Capt. King was at once placed in opposition to Mr. Ralph on the life of understanding the Board, but Mr. Ralph's flattering representations prevailed. The Directors, no doubt, hoping that Capt. King's true description of the Port-Stephens grant might be an overdrawn one, did not interfere with the Board. At this place and Capt. King was informed the Office of Commissioner would be abolished, and therefore his services were dispersed into concurrent with his return to the Colony. Capt. King has left a carefully prepared statement, the perusal of which is interesting and instructive.
This gentleman never had an opportunity of showing whether he was qualified to manage the Company's concerns. Mr. Blake, somewhat unwillingly consented with his services and took upon himself the management. He wrote Mr. Kingsley had been appointed Superintendent of Stock over every part of the establishment. Mr. Charles Hall had been in charge of the sheep, finding that the flocks were deteriorated and withholding the new regime resigned after long services. Mr. Smith, the accountant also resigned.

With Mr. Kingsley's assistance, Mr. Blake carried on the 1860-62 he tried and then Mr. Kingsley being the senior officer in the service conducted the business both of the coal and coal mines and the live stock.

In 1861 a momentous event occurred in the history of the Colony when the discovery of gold and silver, it was discovered, that the land of the Passfield and the Bar themselves were auriferous. Before his death, Mr. Blake was able to adjust to this directors. It was then decided that the Peck estate should be held and disposed of. A new Company was formed, as the Peck Reclamation and Mendel Company, and the chairmanship was given to Coach Skyski, an experienced coal miner.
The Company was provisionally formed with a capital of $600,000. It was divided into 120 shares of $5 each such. The shares afterwards were converted into "work" on being registered under the Joint Stock Company Act of 1856, on the 13th day of January, 1857.

Conversion of shares means 1 $5 share is quoted as 5 "work".

*Adenbarten* report is given as an appendix to the *Reel River* Directors' second Annual Report 26th May 1855.

Mr. Blane having shown that the Reel Estates were bounded by the Reel River and having proved that the Reel River was navigable, the Company was told that it had a new boundary for nearly 60 miles of an anomalous character. It determined the value of the Estates, the Directors guided by the Chairman and by the Acting Secretary did not extract a German scientist, Mr. Adenbarten, to make a report, he came accompanied by a member of German mines. Mr. Blane had
placed the gold field under the temporary charge of Mr. E. F. Wood, who proved to know something of the duties required of them. A very intelligent old gentleman. His first experience was to persuade the separate diggers when he asserted the ownership of the Company to the gold they were abstracting from the gully which, known as "Silver gully," he simply defined him to stop their digging and he found it prudent to continue his observations of their members from neighboring hills, which he partly obscured of trees and with a spy-glass obtained matter for report. The Company arranged with the Crown Commissioners to give them monthly licences at £2 per month, but these were soon reduced to 50/- per month and finally to 5/- a month—until in the Government claimed the field as the property of the Crown which it undoubtedly was, but which it had waived during the discovery of the gold in 1857. A Bill authorizing the Mining of Private Land was passed, which provided no inconvenience to the Company by reason of the diggers having
An agreement was drawn up recognizing the building which had been pulled down, and the deficiency had been appraised. Because it had been enacted that any person might search for gold all over the estate, but Mr. Donahue having determined the boundary of the gold-bearing region and the general superintendent having satisfied himself that the grant keeps cropping up through the Devonian formation of which the real estate was almost uniform, confined, made his deficiency, but without encouraging the search, giving the bearers written authority which would enable them to work without interference from the Company's officers. The result was as was anticipated no gold was found, and the general search was given up. The policy of the Company was discussed, and persons of authority who reported that experience had shown instances that gold might be found where least expected. And so it might be true up to the year 1896. The Company has been left in an uncertain position.
of its property as a Pastoral Estate and if so claim
it. The Gold Deposits on Campbells Range had been
ruined by later users after an expenditure of time for
many years had been recognized. It was still looked
upon as an unlimited Gold but no Gold ever to beyond
the growth of Democratic ideas led up to this state
of feeling— the desire to smash up the Company was
thus formulated.

On Mr. Blamey's death in Dec., 1852, the Directors
appointed Captain Marcus Browning their General Manager
and the formation of the Pastoral Company itself.
He was directed to offer to Mr. King the General Manager,
Captain M'Gregor's, to advance him salary from
£500 to £750. The two Companies, the one losing his services
and the other obtaining, had interchanged some remarks
complimentary to him.

The arrival with his wife and family at Goulburn
on 30th April, 1853, taking charge of the Establishment.
In the 3rd of that year there were 6,880 Head. In September
1854 Cattle, 189,000. On the 8th of that year, the first dividend
was declared amounting to 6s. 6d. per share.

On the 7th of October, 1856, the Pastoral Company and Macarthur's
were registered with limited liability under the Joint

References:
2. Mr. King's report of Mr. Blamey's death and his report
at the time. It had induced a confidence in his
management.
The Company's Act of 1856, and new certificates of
shares were issued bearing the word 'limited' which word
is henceforth added to the name of the Company.

Count Strojekski had now ceased to be Chairman
and the office was taken by Sir W. Hinks T. Forquhar and
the honorary vice-chairman and Mr Geo Forquhar latterly
occupied the chair as Managing Director at the fifth
Annual Meeting. At the sixth and until the thirtieth
Mr George Hughes filled the same position when he
was succeeded by General J. Hardinge Browning Esq.
He was succeeded at the thirty-first Annual Report on
26 January 1884 by Archbishop Edward Scott Esq who
in 1884 had paid a visit of inspection to the
Company's properties, including Currawillich

When Mr King took charge at Frome Grange
all the cheese were shaped in some cases
by Old European families, by some German families
whom Count Strojekski had sent over and of whom some
important during Mr Klans management. Discontent
prevailed and the idea of the system of dividing
the cheese into nine portions came into force
the first mile of fence after the creation of
The necessary work was done personally by Mr. King and his two sons: Old Bob and George. The idea of old hands was that farming lives would leave their companions and take off with their hands as a time separates itself from the hard, that the poor in strong and do nature operate herself into the river. They marked the part of daily all material creatures in the charge of their offspring. In course of time boundary lines to the the place of Shepherds and it was found that if they kept the fences secure and destroyed dogs in the best results were obtained from the sheep. Sheeps were left, not interfered with. Footless was not used. The periodical mowing of the stock was not necessary. The overseer taking counts whenever it became necessary to move from one paddock to another and the official test of the Reedy Creek generally proved accuracy in numbers. The creek followed the intended line to keep wandering about. Farms that their old precarious habits in lot of 20 to 300 a 450' straight as before.
...and for a few days at lambing time, spending
at night on some rising ground and their
forming camps. Where they were daily gathered up
by the boundary riders whenever it was necessary
to do so, taking them all daylight before they
were allowed to leave the feedocks at breeding time, so that
they could pass through them to the heavy feed and
and out again to their respective feeding grounds
without mixing up the sheep into mohron...

When the P.C.s took over from the A.C.G.
the Flocks of Sheep at a valuation. A process
of deterioration had begun and it became
necessary to look for new blood. The system of
or breeding having been carried to far; various
strains were tried but generally no material result
was obtained until the Annual Sales of
permain sheep were held in Goy when
Praes were purchased which seemed to have
a good effect. Very careful selection being
carried out in the breaking deeds, the calico
being regularly disposed of. The aim was to
get rid of the fuzzy cottony matted German
fleeces and to go in for a strong combing wool.
If seeking for too much fineness of Saddle
it was seen that the climate of the Deed
would preserve the finer characteristics
of the breed, the constitution of the sheep,
and leave them to compare their nature.
By observing carefully the progress of the
progeny an uniform character was found
from year to year which is expected to have
inspired confidence in the minds of the London
buyers as well as foreigners attending the sales.
The uniformity of treatment in the breeding yard
and at the wool tables in the esting has been
steadily preserved in.

The turnover from wool to meat is an epoch
in the attention amongst the buyers when do turn the
pick under the auctioneer's hammer.

Here used to be anxious amongst breeders
that Cattle would prove thrive amongst sheep
but experiment at the Deed has shown otherwise
where a quiet well bred herd has been gradually
increased from small beginnings till it numbers
3,000 Head this fall which from which
assisting the revenue without any large increase of expenditure.

The breeding of horses has been only thought of to supply the necessities of the establishment.

Despite this, there were occasional attempts to extend the Company's operations by the acquisition of land. The first was Kangaroo Island, which was a beautiful place, but the Company's interest was withdrawn from it by the Government.

Patrons of leasehold for sale, thus giving a rise of action to quit which was put in force by an almost forced sale.

Then a tent was made for a cattle run at Cashmore. That was sold after holding it for a short time. It was too far away for management.

Then a large block of country was acquired on the Murray River and cattle on it increased and did well but expenses soon mounted up.

A severe drought occurred and the stock suffered against the wishes of the Board of Directors, leading to the dissolution of the company.

It was sold to Mr. Learmonth who sold it to Mr. Livesey.

The margin of error in the text's OCR process is evident, particularly in capturing the handwriting style and certain details.
Deep and it now carries as many sheep as one on the real estate. But one-third know that the debit side of the account. Maybe I believe it has turned out a very profitable speculation for the buyer.

Next comes the purchase of Cassamayor Ltd at a boom price $9,000. Then a few years of success and good profits resulted and then a drought set in at the end of which only about 800 sheep were left on the farm and the very fine herd of cattle had to be removed. These unable to leave alone in the rain.

In 1884, land legislation did it. Adverse to the Crown, reining half the farms (All the Colonies). Relations began to threaten themselves again by the farm being joined with 2000 acres of land. However, the stocks were a valuable asset to the capabilities of the area of some left in the lease without any purchase. Some were taken from the real and it was from increase from the broader that the State resumed its former properties. Some valuable purchases were made of land.
Annual Report

At the 11th of January, 1898.

It is proposed to plan £5,000 to the credit of the Property Department (which now stands at £41,000) with a Reserve Fund of £20,000 and an amount carried forward of £2671.80 in £63.47.1. 10th April 1897.

At this date 30 June 1897, the Currans' Department stands in the Balance Book at £66,000-

- Property Department 41,000
- Reserve Fund 20,000
- 67,000

Curran's in book 96,036

Leaving it now apparent £25,036.

From page 36.

Known to be out of reach of flood - the lands being liable to the almost daily inundations. The old Balance of 30th June 1897. Currans' Department stands at the original purchase of £39,000 and a Reserve Fund of £20,000.

New accounts and losses show a net profit for the year ending 31st December 1897 of £13,000, 11.1.

In the course of a year, in most the Reserve Fund may be further increased and the Department added to. It will be seen that the Currans' Department is a good deal more than its liquid value.

The Currans' Department was purchased in 1897 and has been increased up to 25,000 acres of productive land. The return of Reserves, present 30th June 1898.

The return of Reserves since 1st July 1897 to 31st December 1911.

The return of Currans' Department for the year ending 31st December 1911.

- 1911: £12,336
- 1920: £12,000
- 1925: £5,000
- 1928: £12,000
- 1930: £4,000
- 1934: £2,000
- 1935: £3,000
- 1936: £2,000
- 1940: £1,000

The return of Reserves for the year ending 31st December 1940.
EVENING NEWS.

May 16.—The A.A. Company.—At the 29th annual court of proprietors of this company, held at the London Tavern, the chairman (Mr. J. S. Brownrigg, governor) gave a brief sketch of the origin of the company from the year 1824, when, he said, it received a grant from Government of a million of acres in N.S.W., encumbered by conditions injurious to its operations. In 1847, after many years' negotiations with three successive Secretaries of State, the directors at last succeeded in obtaining a grant which secured to the company the whole of the land in fee simple. This grant, under the Royal sign manual, was sent out in 1848. The land bordering on the sea was found unsuitable for agricultural purposes, and having obtained permission, they exchanged a part of the Peel River property and the Liverpool Plains property. He now came to the point most interesting to them, namely, the discoveries of gold. It was ascertained in the month of March (1852) that gold existed in the alluvial soil on the Peel River. The deputy-governor immediately co-operated with the Government, and issued licences on the usual terms. The Government recognised the middle of the river as the boundary of the property, and of the 30s charged for each licence, half was taken by the company. A gentleman of the name of Rudder was selected to explore the district. Of course it was impossible to examine every part of 313,000 acres, but from the observations he (Rudder) made, he saw sufficient to satisfy himself of the existence of gold both in the alluvial soil and the quartz rock. The operation of the sale of the Peel River Estate (forming the "Peel River Land and Mineral Company") will be that the original capital of this company will be virtually paid back to the proprietors, with an addition of £15 per share; while it retains two valuable estates of more than 700,000 acres: the north bank of the harbour of Port Stephens, considered the finest port on that coast, next to Sydney; its extensive property at Newcastle, with the plant and machinery, and a coal field of 2000 acres, together with a contiguous property of 6000 acres, purchased several years ago in the belief that it contained coal in abundance, and which has never yet been worked. Consequent on the gold discoveries, their establishment at Newcastle had been greatly reduced, especially among their miners. The introduction of Chinese labourers would soon overcome that difficulty. Whatever the increase of wages to the colliers might be, there would be a corresponding increase in the price of coal. By the last report, coals were selling at the pit's mouth at 13s 6d per ton, instead of 6s per ton, which was the price a short time before. The price in Sydney was 65s per ton. A director of the P. and O. Company (Mr. De Salis) told him that the company had recently paid 70s per ton at Sydney. The company's flocks and herds on December 31, 1851, were as follow—137,278 sheep, 9196 horned cattle, 1569 horses and ponies, and 92 assed and mules. Coals sold in 1851, 45,642 tons; 1852, 45,084 tons. The clip of the company's wool in 1851 comprised 720

SATURDAY, MAY 16, 1903.

LAND FOR CLOSE SETTLEMENT.

The reported offer of a large block of country land to the Government at 10s an acre for close settlement purposes revives the question as to how far it is prudent for the State to enter into transactions of this kind. In New Zealand land has been bought and sold by the Government with what are claimed to be, on the whole, satisfactory results, but the experience of the system is somewhat short for us to take it as a reliable guide. During the debate

which took place in our Assembly on the same.
**LAND RESUMPTION.**

An offer was made to the late Government by the Australian Agricultural Company to sell to the colony of an acre and a half of land in the county of Gloucester, which company had obtained from the State many years ago, under the "Land Acts," for the sum of $200. The offer was refused, and the company was compelled to proceed with the resumption of the land. The company now propose to offer the land to the Government for the sum of $200. The offer is made on the following terms: The land is to be sold at the rate of $100 per acre, and the Government is to have the option of purchasing the land at the same price. The land is situated in the county of Gloucester, and is bounded on the north by the river Murray, on the east by the road to the town of Ballarat, on the west by the boundary of the county of Yarloop, and on the south by the road to the town of Echuca. The land is considered to be of great value, and is said to be suitable for the cultivation of wheat, barley, and other grains. The offer is made in the hope that the Government will purchase the land and use it for the benefit of the community.
Excerpts from a work published in London 1830:

The principles of Landlord Estate Management
by Henry Robert Safford
Diploma of the Institute of Surveyors
Agent to the Marquess of Lansdowne
The Earl of Craven
Edward Dennis published in the Indian Office

Chapter V, p. 155:

Leases and Agreements for Leases... It is the duty of the
Statutes of the said person that no action shall be
brought to charge any person on any covenant or sale of
lands, unless in any existing leases unless the agreement is in
writing signed by the party or his accredited agent.

Section where there is a verbal lease and money
has been paid on the premises so that the original
position cannot he restored the statute of frauds is not
enforced.

a ground or lease for one year and afterwards from
year to year creates a lease for two years certain.

In the absence of any provision for determination
at the end of the first year.

Where there is no such provision or reservation of trees
The law implies an undertaking by the landlord that he has a right to grant the lease. He has the duty of keeping the premises in good repair and to provide all services.

In the absence of express provision in the lease, the landlord is only required to incur expenses and to enforce all covenants. If a tenant fails to pay rent or to keep the premises in good repair, the landlord cannot be held liable for any damage done by the tenant.

There are two remedies for rent in arrear. The landlord can either take possession of the premises and recover the rent and expenses, or he may bring an action against the tenant.

Rent is due on the day and year set for payment. If the tenant fails to pay, he is entitled to retain the premises until the rent is paid, but he must be delivered from the premises if he refuses to pay or if the tenant is unable to pay. The landlord is not liable for any damage caused by the tenant.

Disputes between landlord and tenant should be resolved by agreement, not by legal action. Legal advice is recommended. Exception: What is the remedy?
A tenancy may be determined by operation of law or agreement by notice to quit, by surrender or re-entry, and forfeiture of the tenancy for a fixed term tenant must give up without any notice. It is necessary that an express surrender should be in writing and where a lease has been made and the surrender must be by deed also. Notice to quit in the absence of any agreement to the contrary is necessary. In an agricultural or pastoral a year notice is necessary, expiring with a year of the tenancy. Notice of handing is necessary. The notice to have lease expiring on fixed date.

The duty of a successor to be ready for payment of rent on the breach of covenant, but he may be so for breach of a condition upon which the lease was granted. The condition of duty for non-payment of rent, usually suspends the security for formal demand.

p. 291. Is the life of an agricultural labourer a form of a dull life? Discusses

In England, including land areas under 1 acre, there are 3,500,000 owners and 1,200,000 cultivating the same. In France, there are nearly 5,000,000 owners, and the majority of the industrial population are agriculturalists. This does not prove that he should find the end of his troubles in the creation of pleasant properties. In the training of farm agents:

Up to some 50 years ago, the landed estate in England was to be managed by the family solicitor. With the assistance of a lawyer or barrister, the information the home from attended to the housing, repairs and generally looked after the small assets of the farm. The system was expensive and the solicitor had no training for outdoor departments. As he may have been the lease and even as he kept the accounts. With the spread of education in new class of men as agents, spring of many good farmers educated and added to the institute of surveys constructed in 1863, and became the useful position. Young men to.h bears the office, undertake any work to be done, and made in kind with their future work. When the owner is
An absence almost the whole power and control
which is conferred if the possession of a territory is vested
in the monarque representative — if he is a man of high
character and sets the example of a noble conduct.
His duties are noble and spirits an amount of good
his influence and he flesh outside the immediate circle.