

expenses and profit to the Company, besides 5 per cent. on the expenditure of the five-eighths devoted to emigration and preparation. The benefit of this system is well and fully exhibited in the concluding paragraph of the prospectus, in which it is set forth:—

“In all new countries, lands partially occupied, acquire no increase of value until church and market have been formed in the neighbourhood; but so soon as this is accomplished, the same lands which had cost but a few shillings an acre, sell freely at ten pounds an acre and upwards, in proportion to their nearness and the goodness of the roads. This result, especially in Canada, is generally waited for in thriftless discomfort through a long series of years; but, with respect to this experiment, it is to be carefully noted that church and market go along with the first party, and this being secured at a cost of forty shillings an acre to the first purchasers, the advantage is solid, and the gain certain.”

The evil of the system lies in killing the goose that lays the golden eggs; the land is at once disposed of, and for ever, at a really inadequate price, considering the immense prospective benefits held out, and yet at a price, being ready money for such prospective benefits, pressing deterringly upon the limited resources of the small capitalist. Passing for a moment from this system so fraught with great good and not small evil, let us consider whether any other system presents itself, also in operation (for we would rather combine systems, the result of experience, than pretend to originate), from which we may glean a useful and available principle. We have adverted to the proposal suggested in the evidence to enable the emigrant to acquire land by a reserve from his wages on the principle of the savings' bank. The modern English building societies may be regarded as an application of this principle to Home Colonisation, and must possess vitality and effect real good, seeing that from 400, in 1843, they have increased to 1,290 in the present year, and are now being established also for the same purpose in Canada and New Brunswick. As originally constituted, with their cumbrous and unjust machinery of withdrawal and redemption fines, bidding of premiums, and deduction of discount from advances, these societies were, perhaps, adapted more for the benefit of the lender, and to throw dust in the eyes of the borrower; but of late a very simple rule has been adopted, based upon the unerring principle of an annuity certain, and the easy extension of which to the purposes of railway construction in combination with Colonisation will almost suggest itself. An annuity of 10 per cent. for about 14 years is equivalent to payment of the principal in that period with 5 per cent. interest; in the case of the £60 shares of the new building societies, an annual sum of £6 is now charged for 13 years, which is equivalent to receiving repayment of the money borrowed over that period, at less than 5 per cent.

To adapt American Colonisation both to the preparation principle now urgently recommended by Earl Grey, and which has been systematically pursued in all the Australasian settlements; at the same time, to insure a greater benefit to the State and to the revenue, and a lighter burthen to the settler; and, moreover, legitimately to enlist those prudent classes, who, if they remain at home, support the building