

## The Colonist.

### COAST-KOOTENAY.

The statements made by Mr. W. M. Brewer in yesterday's *Colonist* revive interest in the project for the construction of a railway from the Coast to Kootenay. Mr. Brewer is not specially optimistic in his view of things. He is very much inclined to be conservative, and, therefore, what he says about the future of the Similkameen country is well worth consideration at the hands of business men and all others within whose duty or interest it is to promote such projects as will bring the trade, or at least a portion of the trade of that part of the province to the Coast cities. The people of Victoria and Vancouver have learned that trade will not come to him who waits, but that eternal vigilance is the price of commercial safety. If the C. P. R. line from the East extended into the Similkameen valley, and if lines from the south are allowed to tap the same region without connection being made by the shortest possible route with the Coast, those cities will have a very hard time to secure any of the business of the transmountain region. We think, therefore, that the identity of interests of Victoria and Vancouver on this very important matter ought to be equal to the securing of the necessary government aid to bring about the immediate construction of the much-talked-of Coast-Kootenay line.

### THE REFORMATORY.

The News-Advertiser is quite mistaken in supposing that the references in the *Colonist* to the site of the proposed Reformatory were either directly or indirectly inspired by the government or any member thereof. Our sole desire was to have the subject presented in all its bearings, and the request that our Vancouver contemporaries should express their views was not intended as a guide to the government in any action it may take, but solely for the purpose of bringing out any information not in the possession of the people of this city. It has had this effect, for the News-Advertiser says:

"The necessary conditions for the establishment of an efficient Reformatory can certainly be secured in the vicinity of this city, either on wild public land requiring clearing and cultivation, or on similar lands by Hastings, or on similar land to the south of our city, beyond Greer's Beach. On either of these sites—and there are others similar and perhaps equally appropriate about Vancouver—a Reformatory within bounds, and from contact with the outside world, can easily be established in a healthful situation and, on land, the clearing, cultivation and general improvement of which will afford opportunities of work of a kind well adapted to the boys in the reformatory. There, too, the necessary religious and moral training can also be given, quite as well as, and probably more conveniently than in the case of an institution placed in some less accessible situation on a Gulf Island."

These facts will doubtless have due weight with all persons, who, like the *Colonist* and others in this city, have no other object than to see the institution in question located in the most advantageous place.

### THE NEED OF CHURCHES.

In her latest story, "The Master Christ," Marie Corelli says: "If all men loved each other there would be no need of churches." This is an expression of opinion that looks very much wiser upon its face than it is in reality. It is really counterfactual thought, not the genuine article. It does not mean as much as does the old proverb, "If wishes were horses, beggars might ride," for the latter demonstrates the folly of wishes which have no fruition in action, while Marie Corelli's phrase states a proposition which may or may not be true. We fancy that it would not be difficult to point out a use for churches, even under such ideal conditions as the talented lady referred to suggests. But all men do not love each other, and there are no signs on the horizon indicating such a consummation to be anywhere near at hand. Men are upon somewhat better terms with each other than they used to be, but they are long way from entertaining sentiments towards each other in which bitterness, prejudice and selfishness have no share. Hence there seems to be a good deal of energy wasted in speculating even in a novel, as to what might or might not be necessary under conditions that are not likely to be realized for a good many centuries to come. There is a need of churches to-day, as great need as ever, and perhaps a greater need than they are able to satisfy, for the churches have not kept pace with the fruits of their own labors. While there is an immense amount of work to be done on the plane where no man's triumphs have been gained in the past, there are higher levels which are not as fully explored as they might be, and as they must be, if the churches are to retain their hold on mankind.

The work of the churches is more diverse in its character than it was in the early days of the foundation of Christianity, and there seems to be lacking the apostolic faculty of adaptation to the conditions to be dealt with. Thus, when Paul saw an altar to "The Unknown God," he did not declare to the people that they were all misguided idolaters, but said to the men of Athens: "Whom ye ignorantly worship, him I declare unto you." When the self-styled successors of the Apostle find something dedicated to or recognizing the Unknown God, they condemn those who are responsible for it either as heathen or atheists. If they happen to live in China and have derived their conceptions of "The Unknown from tradition, it is the correct thing to class them as heathen, and, if they cannot be converted other-

wise to try what modern ordinance will do; if they live in what we call civilized countries and get a glimpse of The Unknown through the medium of science, they are condemned as atheists. Yet there can only be one Unknown God, whether He was guessed at by the philosophers of Athens, or suggested by the ancient teachers of Eastern Asia, or faintly described by science, or made manifest in Christ. He is "One, yesterday, to-day and forever," and we respectfully submit that the great effort of the churches ought to be to declare to men "Him whom they ignorantly worship," no matter under what name or by what sort of ritual or lack of it.

### ELECTION PREDICTIONS.

The *Colonist* does not indulge in election predictions. It has been careful to avoid this even in local contests, when it could be assumed to have a pretty good idea of how things were going. This general rule was partially departed from in the election of 1898, when this paper accepted the views of some gentlemen, who thought they were in a position to speak positively, but before the end of the campaign its observations on the probable result were carefully guarded. A somewhat extended experience in connection with election campaigns leads us to question very greatly the wisdom of making definite or even approximately definite claims as to the result of any contest at the polls. Such things in a speech serve a good purpose by arousing the enthusiasm so necessary to success, but as delusive propositions they are, we think, injurious. We can understand how a leader on the battlefield may, as he exhorts his men to carry a position, tell them that they will sweep the foe before them; but we cannot imagine such a statement being made in General Orders.

Ambrose Bierce has written very strongly on this subject. He says very properly that no public man has a right to expect a newspaper to throw its reputation into a fight on his behalf, by publishing things which it cannot possibly know to be true. Yet this very thing is expected by some public men, and they are very angry if it is not done. The chief item in the capital of a newspaper is its reputation for reliability. Once let it go abroad that it cannot be depended upon, but will make any assertion that the politician or the business man demands, and its value as a business enterprise is depreciated. Why should the staff of a newspaper devote month after month to an endeavor to build up a reputation for trustworthiness for their paper, only to throw it away by venturing upon election predictions, the only purpose of which is to exert a doubtful influence upon doubtful voters?

### AN INTERESTING FIND.

Among the recent discoveries throwing light upon ancient life on this continent, none is more suggestive than that of a building which contained at least one hundred rooms. It is located on a rocky elevation in New Mexico. The structure is without a roof, and in a general state of dilapidation, but photographs show the walls to have been well laid, and in many places they are standing to a considerable height. The house had several stories and is constructed upon correct architectural principles. Beams of wood are in place and bars of iron have been found. There are also remains of stone axes of a different type to those found elsewhere. These and other ruins of the same class are exciting great attention just now, and investigators are visiting them from all parts of America and Europe.

Until all the data have been got together and compared, it is manifestly premature to attempt to draw any conclusion as to these ruins, or as to by whom or when, approximately, they were built. The existence of iron bars, even though heavily rusted, would seem to argue against great antiquity, that is, against a date many thousands of years ago. In existence of metal side by side with stone implements needs to be explained, in some way. At first sight it suggests two periods of occupation. The wood is of a species now found within a thousand miles of the ruins, and its use in the building suggests a climatic change since the builders employed it. On the other hand, there is a red stone in the edifice which is not known to the eastward, and this implies that building materials were brought from a distance. No explanation of the means employed in transportation, other than that slaves were used as carriers, can be given from what evidence is so far at hand. The carriage of such a quantity of material by men implies a very great population. In the ruins corn is found, and it is not likely that it was brought from a distance. This corn is of a different variety to any now known, and neither it nor any other grain could be grown in the vicinity sufficient to sustain the population which would require such a structure. This implies a climatic change, unless we suppose that for purposes of defence, or some other cause, the great building was erected in an inhospitable spot. Under any explanation that may be offered, the existence of the edifice proves that a great population existed when it was built, and the absence of any tradition among existing neighboring tribes shows that the race which built it has either become extinct or has migrated elsewhere.

In the same neighborhood are drainage canals and reservoirs, constructed on correct engineering principles; also structures which appear to have been used for smelting metals. Much pottery is found, also blankets, the latter being so extremely fragile with age that they fall to dust at a touch.

All these things do not seem reconcilable with the theory that they were the product of one race, and seem to point to successive periods of occupancy. Were

the original stone builders driven out by metal workers, and were these in turn succeeded by a race which had not further advanced than basket making? Or were the original inhabitants metal workers, and were they driven away by climatic changes to be succeeded by a race less advanced, and these by others still more degraded? There is unlimited scope for the imagination, and so far as is now known, no evidence exists from which the actual historical facts can be ascertained. This must not, however, be taken for granted. There are traditions in Mexico and Central America of a migration of people from the north, and the builders of the ruined cities of Yucatan have left written memorials, which one day may be deciphered. These may let us into the secret of ancient North American civilization. The key to them has yet to be discovered, but there is a possibility that one may be forthcoming. When Cortez landed on the shores of Mexico, he came in contact with the Mayas. He found them in possession of a literature purporting to give the history of their nation over a long period, and he was so utterly at variance with the facts of history, as understood at that time in Europe, that the over-zealous priests accompanying the expedition destroyed every record they could get their hands on. It is possible that some one may have translated the Mayan hieroglyphs into Spanish and that some day the translation may be found, which will unlock the secrets of the Egyptian monuments. Several of the Mayan tablets have been given to savants to be deciphered, if possible, and impressions have been taken of inscriptions on monuments for the same purpose. But the investigators are groping in the dark as yet. Perhaps there may be some people remaining in the forests, who furnish a clue to the riddles. When this is discovered, the world will have a new field opened up of vast interest, and we may learn the history of the ruined cities of North America.

### RED TAPE AND TOMFOOLERY.

There are over £1,000,000 in the Mansion House Soldiers' Fund, the Canadian Patriotic Fund exceeds £1,000,000, and Finance Minister Fielding boasts of a surplus of more than \$8,000,000. Yet W. H. Brooking, of New Westminster, a member of the First Canadian Contingent, who had the misfortune to have his leg broken while on service in South Africa, was sent home from Quebec in a colonist sleeper without blankets and with only \$3 to pay his expenses on the way. By what refinement of red tape and tomfoolery did such a state of things as this come about?

Dr. Bowden has received a good deal of credit, even from his political opponents, for the manner in which he dispatched the several contingents. He is responsible for the manner in which the invalided men are received on their return? Doubtless he is not directly responsible in any individual case, but he has been guilty of unpardonable oversight in not providing against such a very probable contingency, that one or two men might come home at a time and require some provision for their journey. Some one seems to have had authority to give a man \$3 to pay for his living across the continent. What an absurdity such a thing is! Three dollars and the inevitable privilege of sleeping upon wooden slats with no covering, on a journey of \$8,000 miles!

While we blame the Militia Department for its gross carelessness in the premises, the trustees of the several funds are not free from responsibility. To what purpose is it proposed to apply the funds so generously contributed, if not to help a penniless and invalided soldier to his home? There are people in Victoria who are beginning to think it would have been better to have kept our contributions at home and disbursed them ourselves.

### IMPERIAL QUESTIONS.

Mr. Kemp, President of the Toronto Board of Trade and a possible Conservative candidate for East Toronto, has returned from Great Britain, where he has been attending the Congress of Chambers of Commerce of the Empire. It was Mr. Kemp, who suggested the appointment of a deputation to wait upon Lord Salisbury in relation to commerce with the Empire. It will be remembered that the British Premier declined to receive the deputation on the ground that no good would result from the discussion of the question at the present time. Mr. Kemp says: "Canada occupies a unique position in reference to this whole question. The people of Canada have set the example and are rather forcing the question upon the attention of the British public." He regards the future action of the Australian Commonwealth as very important in this connection. The impression he gathered from conversations with those Australians, who were present at the Congress, is that the future policy of the Commonwealth will be protective, with a preference to British products after a time.

If Mr. Kemp is accurate in his forecast, the Canadian government will find it necessary to watch very carefully the course of Australian tariff legislation, and a system of reciprocity ought to be arranged for. It may be too soon for Mr. Kemp to think to talk about anything like an Imperial Zollverein, but it is likely always to bring about inter-imperial reciprocity, which will be the first step towards such a consummation. The development of inter-imperial trade is the most laudable object, and it has in the (Conservative) party its strongest and most consistent advocates.

### SENSELESS CANVASSES.

Some of our contemporaries are taking a great deal of needless trouble in defending Sir Charles Tupper from any

suspicion of disloyalty. Surely this is a waste of time, space and good printer's ink. Indeed, we are unable to say why a federal campaign cannot be carried through without charges and countercharges reflecting upon the sentiments of our public men as citizens of Canada and subjects of the Queen. It ought to be taken for granted, until the contrary has been specifically shown, that all men are loyal to their country. Possibly there are few men in public life who, if judged by isolated remarks, could not be made appear guilty of utterances little short of treasonable. In the heat of an election campaign, or the enthusiasm of the moment during a parliamentary debate, when there is no time to weigh words very carefully, and when statements are made in connection with something else that has been said or done and must be interpreted accordingly, men say things, which if dissociated from their surroundings, mean something very different to what was intended and understood at the time. To judge whether a man or a party is loyal to the country, his or its record must be taken, and tried by this test, we believe that the very great majority of public men in Canada and the very great majority of the members of both political parties are thoroughly loyal to Canada and the Empire.

There is another thing to be said in this connection, and that is that the people of Canada are not fool by a long shot. Yet some people, claiming political leadership in their respective localities, and a very great many political workers seem to run away with the notion that they are. Judged by what such people have vociferated during the last thirty years, Canada has been governed by as bad a lot of scoundrels as ever were at large in a civilized community, and, what is even worse, the people not in power have been fully as abominable as they. Besides this—and it is still more serious than the villainy of our public men—we have been told that the constitutions are corrupt to such an extent that the other side—that is, the side to which the persons speaking or writing happen to be actual purchase of votes.

Surely it ought to be possible to conduct an election campaign in Canada without the aid of money, and without the aid of being deep-dyed villains. Surely it ought not to be necessary to defend the honor of our public men. We do not believe it is necessary to do so. We believe an election campaign can be conducted decently and on principles. If it cannot be, then Canadians are unfit for self-government.

### THE WEST AS A LEVELLER.

The West takes very little stock in blood or pedigree. It does not ask what a man is but what he does. We may paraphrase Tennyson and say that here "Stout arms are more than coronets, And honest pluck than Norman blood." The kings of the West are the men who can dare and do. It takes some time for most people to learn this, and some never learn it. The latter either become hangers-on to the skirts of politics or business, or else gravitate to the level to which they are adapted. The Roseland Miner, after mentioning how in England professional men are engaged in haymaking or other farm work, in order to support life, says:

"In this camp there have been even stranger sights than this. For instance, the descendants of a proud old English family, whose father was an admiral, was glad to get an opportunity to cook for a mining crew. The son of another distinguished family, between whom and a little thing like a journeyman was a mucker in one of the mines. Another mucker in the camp is the descendant of the founder of one of the oldest schools in England, and probably what is true of them is true also of the other Colonial contingents, surprise at their efficiency ceases. There is profound satisfaction in the knowledge that our contingents are only a sample of the men the Colonies can turn out whenever they are needed to fight the battles of the Empire."

### RESTLESS CUBA.

One of the so-called ex-presidents of the republic of Cuba declares in a letter recently published that, unless complete independence is given the island at his early day, there will be another rebellion. The native Cubans are very restless, and when a fit is on them they pay no attention to any other consideration than a desire to accomplish their object. The rebellion preceding that which led to the war between the United States and Spain lasted ten years. As grievous complaints are made against the manner in which the United States officials are administering affairs, as were ever made against the Spaniards. Charges of the grossest corruption are numerous, and it is alleged that the people are being systematically robbed by those whose duty it is to protect them. What the United States will do in the event of a revolt against the present anomalous conditions existing in Cuba cannot very easily be determined in advance. Will the order go forth to leave the island to its own devices? This would be the natural thing to do, if there were any certainty that the islanders would not make a bad mess of things. The United States cannot afford to keep a country like Cuba, so close to its borders, and especially in France's vicinity. On the other hand, what will become of the declaration that governments derive their authority from the consent of the governed, if it is necessary to impose United States control upon Cuba by the use of military force? The problem is exceedingly difficult, but it cannot be shirked.

### AN EXCELLENT APPOINTMENT.

Yesterday's *Gazette* contained notice of the appointment of Mr. John B. McKilligan to the position of Surveyor of Taxes and Inspector of Revenue, the new office created by the legislature at the late session. In congratulating Mr. McKilligan upon his appointment, the *Colonist* wishes to say that a more competent man for the position could not have been selected. His business experience specially fits him for the duties of the office, and we have no doubt that he will give the public excellent service.

### PAST TIME TO THE NORTH.

The Dolphin made the run from Vancouver to Ketchikan, which is the last place she was heard from, in thirty

hours. The distance is 300 miles, so that her speed was a trifle under 20 miles an hour. Her owners expect that the running time between Seattle and Skagway will be 54 or 58 hours. If a steamer of the speed of the Dolphin were plying between the head of Vancouver Island and Skagway, the time at sea would be cut down to 30 hours, and a fast train would land passengers here in less than 40 hours from Skagway. By close and fast connection between Nanaimo and Vancouver, the same time could be made to that city. Given such a connection we are sure the British Columbia cities would get a very much larger share of the northern passenger traffic than they now enjoy. Is there any good reason why such a connection should not be established in the very near future, and if so, what is it?

We have not said very much lately about the railway to the north end of the Island, having been of the opinion that it was well to rest a little while upon what had already been said and done in this behalf, but we perform a duty in this behalf, which is nothing at all extraordinary, and can easily be beaten by boats specially constructed for speed, brings the matter up in a new light. We hope to see the day when, by fast trains on the Island and fast steamers on the sea, a traveller can go from Victoria or Vancouver to Skagway in 35 hours, or to White Horse within two days. This would mean a trip to Dawson in four days, which would be pretty good work. There is nothing at all insuperable in the obstacles to be overcome in order to achieve this.

### A HIGH COMPLIMENT.

LT-Col. Prior has received a letter from a major in the Imperial Army, now serving in South Africa, where he has seen much of the fighting, and has permitted the *Colonist* to make the following extracts:

"You will, I am sure, be delighted to hear that the Canadian contingents out here have won unstinted and golden opinions from every one. Their splendid marching and powers of endurance and fighting qualities one hears spoken of at every turn. Indeed, they have bested many of our Imperial regular regiments on more than one occasion. You will be utterly surprised, at least I was, if you could see I have seen, the way in which they have picked up soldiering. Their esprit-de-corps is a lesson and an example in very truth to all our regiments. Lord Roberts paid Canada's sons no more than a just tribute to their magnificent worth when he called his congratulations to the Dominion after the great victory at Paardeberg."

I tell you this sending out of the contingents has been a priceless benefit and advertisement to the Dominion. Every one has been convinced, only communication has been made by the press, that we must now make a start on Imperial unity on some practical lines. The Mother Country can never again undertake such another big war as this without the aid of the Dominion. I have seen and know what we should have done without the magnificent and all important services of all the colonial contingents. Excellent as the Imperial regular cavalry regiments are, still they are not in it by many a long chalk beside the colonial contingents. I have seen for myself, and no honest man can gainsay my words.

This compliment to the soldierly qualities of the Canadians is all the more valuable because it was not written for publication, but is an opinion expressed by a thorough Imperial observer to a friend. It is also the opinion of a soldier, who knows what service in the field means. Here we have a frank admission by an officer of the Imperial force, based upon what he has seen himself, and upon hearsay, that the Colonials are the superior of the regular troops in the field. When we reflect upon the sort of men who volunteered for service in Canada, and probably what is true of them is true also of the other Colonial contingents, surprise at their efficiency ceases. There is profound satisfaction in the knowledge that our contingents are only a sample of the men the Colonies can turn out whenever they are needed to fight the battles of the Empire.

### PROPERTIES FOR SALE BY THE B.C. LAND & INVESTMENT AGENCY, LTD., Victoria, B.C.

In nearly all cases easy terms can be obtained. We have many properties for sale not included in this list. Inquire at 40 Government street.

COOK STREET (cor. of Chatham street)—Fine two-story dwelling; one acre of ground; conservatory; \$2,000; easy terms. Apply 40 Government street. B.C. Land & Investment Agency, Limited.

BLANCHARD STREET—A nice cottage in good locality; \$1,800. Apply 40 Government street. B.C. Land & Investment Agency, Limited.

A NUMBER OF VALUABLE FARMS on the Malahat and especially in Fraser valley. 40 Government street. B.C. Land & Investment Agency, Limited.

DENMAN ISLAND—100 acres, giving 57½ acres of water. Apply 40 Government street. B.C. Land & Investment Agency, Limited.

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ROCKLAND AVENUE—Five two-story residences; one acre land; grand view; \$2,500; terms. Apply 40 Government street. B.C. Land & Investment Agency, Limited.

COR. YATES AND COOK STREETS—Two-story dwelling; \$3,500; 500 cash and balance at 6 per cent. Apply 40 Government street. B.C. Land & Investment Agency, Limited.

"An old-timer" has made a prophecy to the *Berkeley Herald* that in twenty years Kootenay will have a population of a million. There are things more improbable than that.

The Times says that it is well known that considerable money for use as a bribe fund "arrived in Victoria and was applied by Col. Prior and his colleague in such a way as to secure a maximum advantage to the Conservative cause." This is simply a bald untruth.

There will be much sympathy for Mr. and Mrs. Henry Saunders and family for the bereavement which they sustained in the E. & N. accident. Young Saunders had many friends in the community, and his death will be much regretted.

The British Columbia Land & Investment Agency has made a new investment in Victoria city debentures. Seeing that this agency has, if not the largest, certainly the most diversified interest in Victoria real estate, and knows the value of our securities as well as any one, this purchase speaks well for the city's credit, especially in view of the straitened condition of the money market.

Make a memo. of the fact that the Royal Agricultural and Industrial Society of British Columbia will hold an exhibition at New Westminster on October 2nd, and be sure to see it. The exhibition will close on October 5th, on October 5th.

Dr. Leyds proposes to continue the war. Leyds has done more fighting with his mouth than any man during the present century, but he has taken good care to keep out of harm's way. Next to Kruger and Steyn, he is chiefly responsible for all the trouble that has occurred.

A commission has been appointed to adjust a claim made by New Brunswick against the Dominion arising out of the construction of a portion of the what is now the Intercolonial railway. This claim is more than a quarter of a century old, but when a New Brunswicker thinks he has a right to anything he sticks to it in perpetuity, or until he gets it. He generally gets it.

The Times is quite correct. The editor of the *Colonist* does not know personally whether or not the Conservatives had any money to use in the election of 1896 in this city, but neither does the editor of the Times. How would it do, neighbor, for us to leave ourselves out of political discussions until one or the other of us comes before the public as a candidate for something?

The hop ranchers of Washington thought they had a "chinch" on the pickers and only offered them 70 cents a box. The pickers themselves remained at home. Then the price was put up to \$1, but too late, for, in spite of strenuous advertising, where 1,200 pickers were needed only 150 presented themselves to go to work. This shows that it does not pay to be too smart.

George M. Perine, a San Francisco mining man, has just returned from the Copper River, Alaska, and he cannot say too much about the mineral prospects of that region. He describes the copper deposits as of extraordinary richness, and says all they need is a railway to develop them. There is reason to think that the whole region between the Yukon at White Horse and the Copper River is highly mineralized.

By the sad death of Robert Fisher, superintendent of the Alexandra mine, British Columbia loses a citizen who bade fair to be exceedingly useful in other capacities than that in which he was engaged. Mr. Fisher was a gentleman of excellent education and broad views, and one who took a lively interest in everything tending to advance the community in which he lived. He was planning to give his services free during the winter evenings to the instruction in practical assaying of all persons who chose to learn.

Victoria and Lake Districts.—About 200 acres, within five miles of Victoria, and especially in Fraser valley. Full particulars at 40 Government street. B.C. Land & Investment Agency, Limited.

ESQUIMALT ROAD—Handsome building sites, just opposite Navy recreation grounds, about 1½ acres; cheap in price to close out estate. Apply 40 Government street. B.C. Land & Investment Agency, Limited.

GORDON HEAD—Part of section 84, Victoria district, about 100 acres, very small fruit or chicken ranch; \$25; easy terms. Apply 40 Government street. B.C. Land & Investment Agency, Limited.

VICTORIA AND LAKE DISTRICTS.—About 700 acres, within five miles from post office, 300 acres under cultivation; 400 acres in Fraser valley; full particulars at 40 Government street. B.C. Land & Investment Agency, Limited.

LAKE DISTRICT—About 50 acres, partly slashed, adjoining a beautiful farm; very good soil and level ground; cheap. Apply 40 Government street. B.C. Land & Investment Agency, Limited.

HIGHLAND DISTRICT—Three farms for sale in this district; building on each; from \$1,000 to \$2,000. Apply 40 Government street. B.C. Land & Investment Agency, Limited.

METHUEN DISTRICT—An exceptionally fine farm of over 300 acres; about 100 acres under cultivation, which yields very heavy crops; orchard, etc.; good buildings; \$15,000; an arrangement to purchase live stock, implements, etc. Apply 40 Government street. B.C. Land & Investment Agency, Limited.

GORDON HEAD ROAD—11 acres, all cleared and fenced. Barn. Ready for cultivation. \$1,500. B.C. Land & Investment Agency, Limited.

TWO LOTS—Of Oak Bay, avenue, good building site; \$500. B.C. Land & Investment Agency, Limited.

ESQUIMALT ROAD—Corner lots, all cleared and fenced. Nice building site. B.C. Land & Investment Agency, Limited.

ESQUIMALT ROAD—Four very cheap lots of Esquimalt road; a bargain; will sell separately. B.C. Land & Investment Agency, Limited.

MOUNT TOLME ROAD—Opposite Jubilee Hospital, 8 acres, all cleared; will sell in single acreage; extremely cheap; good building site.

JAMES BAY—Corner lot and four acres; cheap. Must be sold to close an estate.

Many other farms in all parts of the province too extensive for publication. Call and get particulars. 40 Government street. B.C. Land & Investment Agency, Limited.

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RICHARDSON STREET—Full lot and 7-roomed cottage; \$2,000; easy terms. Apply 40 Government street. B.C. Land & Investment Agency, Limited.

COR. MENZIES AND NIAGARA STS.—One acre; \$3,500; easy terms. Apply 40 Government street. B.C. Land & Investment Agency, Limited.

CHATHAM STREET (near Cook street)—Lot 60x12, cottage six rooms; \$1,100; exceptionally easy terms. Apply 40 Government street. B.C. Land & Investment Agency, Limited.

NIAGARA STREET—1½ lots and 2-story dwelling; \$1,500; exceptionally easy terms. Apply 40 Government street. B.C. Land & Investment Agency, Limited.

JOHNSON STREET (above Douglas)—Lot 60x120, 2-story brick and cement; 100x120; well located for factory of any kind; only \$2,000; easy terms. Apply 40 Government street. B.C. Land & Investment Agency, Limited.

VICTORIA WEST (cor. of Mary and Frederick streets)—A fine view of the Straths; easy terms. Apply 40 Government street. B.C. Land & Investment Agency, Limited.

ONE HUNDRED MONTHLY PAYMENTS of \$12.50 each will buy a nice 5-roomed cottage; James Bay. Apply 40 Government street. B.C. Land & Investment Agency, Limited.

SECOND STREET—Good 2-story house and full street front; 40 Government street. B.C. Land & Investment Agency, Limited.

KINGSTON STREET—Two-story dwelling and lot 60x120, James Bay, for \$1,500. \$250 cash, balance at 6 per cent. Apply 40 Government street. B.C. Land & Investment Agency, Limited.

CHATHAM STREET—Cottage and double front lot; \$850; \$100 cash, balance at 6 per cent. Apply 40 Government street. B.C. Land & Investment Agency, Limited.

McCLURE STREET—Five-roomed cottage and lot 72x120 for \$1,800; easy terms. Apply 40 Government street. B.C. Land & Investment Agency, Limited.

COLLINS STREET—Running through to Beechey street, ½ lot, 5-roomed cottage; 40 Government street. B.C. Land & Investment Agency, Limited.

JAMES BAY—Nice cottage and lot, 54 by 120; \$1,400; \$200 cash, balance at 6 per cent. Apply 40 Government street. B.C. Land & Investment Agency, Limited.

COOK AND NORTH PARK STREETS—Two-story building, containing two stores, leased to responsible tenant; only \$2,500. Apply 40 Government street. B.C. Land & Investment Agency, Limited.

BATTERY STREET—Beacon Hill—Full sized lot and good 2-story dwelling, \$2,100. This is cheaper than paying rent. Apply 40 Government street. B.C. Land & Investment Agency, Limited.

FOURTH STREET—2½ acres; has been under cultivation; price \$1,750; \$250 down, balance on time, with interest at 6 per cent. Apply 40 Government street. B.C. Land & Investment Agency, Limited.

A MODERN RESIDENCE, with 18 acres of land; all under cultivation; 100 acres of garden; well stocked with fruit; flowers and shrubs; 100 acres of land; 100 minutes' walk from Fort Street car; or will be sold with smaller acreage. Apply 40 Government street. B.C. Land & Investment Agency, Limited.

OAK BAY—½ acre, cleared; very pretty site; cheap. Apply 40 Government street. B.C. Land & Investment Agency, Limited.

THE ARMY—1½ acres, cleared; waterfront; fine site for bungalow; electric light and water; running road; 100 acres of land; amount of purchase money may remain on mortgage at 6 per cent; \$3,000. Apply 40 Government street. B.C. Land & Investment Agency, Limited.

SAIT SPRING ISLAND, Ganges Harbor—20 acres, good modern dwelling, with all modern conveniences; daily communication with Victoria; good fishing and shooting; only \$1,400. Apply 40 Government street. B.C. Land & Investment Agency, Limited.

NORTH SAANICH—Three or four very good farms. Call and see our list. Apply 40 Government street. B.C. Land & Investment Agency, Limited.

ESQUIMALT AND LAKE DISTRICTS.—About 200 acres, within five miles of