

PROSPECTUS

OF a new periodical, (to be published on the first and third Saturdays in each month.) to be called "The Portfolio of Romance, and Gazette of Literature, Science, and the Arts. In this publication it is intended to blend amusement with instruction, by conveying salutary moral lessons through the pleasing and attractive medium of Romance. Politics will be carefully excluded from its pages, which will be devoted entirely to Original Tales; Selections from the latest works of the most celebrated Authors; Poetry—original and select; Reviews of Colonial Works; Theatrical Notices; Scientific discoveries in the Colony, or that affect its resources; Narrations of travels in the Colony; Discoveries by Travellers; a General Summary of the most important News of the Day.

This compendium of strictly reading matter will be offered to the public at an unprecedented low price for a work of the description. Twelve pages of large duodecimo will be sold for Sixpence; and the Quarterly Subscription, payable in advance, will be Three Shillings; thus placing the "Portfolio" within the reach of all.

We have now only to solicit the patronage of the Public for our little work, but more particularly do we address the Ladies of the Colony, by whom it is trusted our pages will be found more interesting than the dull detail of a newspaper, hoping that our attempt to furnish them with amusement at a cheaper rate than has ever yet been undertaken in the colony, will not be unsuccessful, but that by the liberality of the Public, we shall be enabled, as far as in our humble power lies to help to "Advance Australia."

Letters and communications (post paid) to be addressed to the Editor of the "Portfolio," at the City Printing Office, Hunter-street.

The first number will be published on Saturday, 6th July.

IMPORTANT LAND SALE.

FOWLER'S GREAT POTTERY GROUNDS, UPPER AND LOWER, IN PARRAMATTA-STREET.

This valuable City Property is situated opposite Mr Bryen's New Public House, Lane's Grocery Warehouse, Poilard's Drapery Warehouse, Messrs. Isaac, Wire, Jordan, and others, and Abercrombie Place.

MR. STUBBS hastens to make known to the whole trading community of the City of Sydney and its suburbs, that he has been instructed to sell by Public Auction, on MONDAY, THE 24TH JUNE, ON THE GROUNDS,

To commence at half-past Twelve o'clock precisely, All that very valuable area or square plot of Building Ground, situated as above, and known as FOWLER'S POTTERIES, Opposite Bryen's Public House.

Table with columns: PARRAMATTA-STREET FRONTAGES, VIZ., LOTS, DIMENSIONS, BISHOP-STREET FRONT-AGES, WITH NORTH VIEWS OF SYDNEY, LOTS, DIMENSIONS.

Nos. 22 and 23 are excellent corner allotments.

THE UPPER POTTERY Between the Red Bull and the Medical Depository, viz.:—PARRAMATTA-STREET FRONTAGES.

Lots 1, 3, 5, 7, 9, and 11—20 feet frontage by 49 and 50 in depth; the two former are corner allotments to Dalton Place.

Lots 2, 4, 6, 8, 10, and 12, each 20 feet frontage to Bryen Court, by 40 feet in depth.

PARRAMATTA-STREET, the great Southern outlet of the City contains a population almost incredible, in comparison with other parts; and it is a matter of fact, that every foot of frontage ground is eagerly sought by the tradesman and industrious citizen.

The reasons are plain why a man should vest his little capital here in building ground and house property, rather than keep it at a small interest in the Savings or any other Bank.

Looking at the credit given at this Sale any one for about 50l to 100l may build his house, now materials and labor are so cheap, have his bit of land, and get a rent back weekly (from 7s. to 15s.), and enjoy all the electoral privileges of a Citizen of Sydney.

The following opinion may be relied on:—

- 1.—The times are such that land to buy, and houses to build, are at half prices; and rents upon modern speculation must be more profitable than on old ones, as a natural consequence.
2.—The "FOWLER POTTERY" Ground is so well known as a situation for all business purposes, that every Builder knows the value of snug two-story Houses, and the rents they bring in weekly.
3.—The investment is safer in this way than in any other manner, to the small Capitalist, Tradesman, or Mechanic.
4.—Immediate possession will be given, with liberal terms, and Abstracts furnished without charge to the buyer.
5.—The frontage of the Lots should be looked as exactly suited for running up a House in no time; and, upon the whole, there is not at this day a more valuable property south of George-street.

TERMS.—Under £100, ten per cent. cash deposit, and the residue at three, six, nine, and twelve months, without interest; above £100, ten per cent. deposit, and the balance at three, six, nine, twelve, fifteen, and eighteen months, the two last bills bearing eight per cent. per annum interest from the day of sale. Security held on the land if required.

A Plan, prepared by Mr. Armstrong, Surveyor, will be exhibited at the Auction Mart, from Monday next, the 2nd June.

A very good Lunch will be provided, and a tent pitched for the convenience and comfort of buyers.

PROTEST of the PASTORAL ASSOCIATION of New South Wales, against the projected Regulations of His Excellency Sir George Gipps, said to have been forwarded for the consideration of the Right Honorable the Secretary of State, in a Despatch, dated 3rd April last, by the ship General Hewitt.

The Committee of the Pastoral Association, although not bound to notice a document so apocryphal, put forth without the formalities of official routine, yet believing that document to be genuine, from its having remained so long uncontradicted, protest against the Regulations which it contains for the following reasons:

- (1.) Because the upset price of £1 an acre is evidently unreasonable for Land, three acres of which are admitted, even on the face of these projected Regulations, to be required for the feed of one sheep.
(2.) Because these Regulations give the occupant no right of pre-emption, but on the contrary, expose him to an unfair and ruinous competition.
(3.) Because these regulations do not give any fixity of tenure, or any tenure at all; the occupation of the Run not being under Lease, for a fixed term at a fixed rent, but under License which may be withdrawn, or the fee for which may be raised indefinitely at the will of the Executive.
(4.) Because the system now sought to be introduced resembles closely that of Leases renewable at stated periods on payment of fines, a system universally exploded, but here especially inconvenient and unjust, as the occupant can never know the terms on which he will be permitted to renew his License: the lowest will be £320, but how much more will entirely depend upon the competition of the Auction Room.
(5.) Because the Crown, by the 5th projected Regulation, expressly reserves its absolute right to these Lands, and by such reservation, retains to itself the power of taxing the people without the consent of their Representatives, to an unlimited extent.
(6.) Because the effect of these projected Regulations is, without giving the occupant any additional security against disturbance by the Crown, to render his tenure yet more uncertain, by putting it in the power of any third person to eject him, if he be not able at a short notice to pay a large sum of ready money.
(7.) Because the uncertainty of tenure is a far stronger inducement to make permanent improvements, than the prospect of compensation for them, it being perfectly notorious that their estimated value will never replace the outlay.
(8.) Because no compensation is offered for the risks incurred in proving the fitness of the run for the pasturage of stock, although it is well known that in making selections the best judges have been deceived, and forced to abandon them with a heavy loss of stock and capital.
(9.) Because the investment of large sums in the purchase of Land would tend to produce another commercial crisis; and because the expropriation of Money from this Colony, where it is three times as valuable as in England, in exchange for Emigrants, whom it is equally expedient to the payer of poor-rates at home to send as for us to receive, and a large portion of whose passage-money ought consequently to be paid by the parishes, is an operation which must be injurious to the Colony.
(10.) Because the sum payable to the Government under the proposed Regulations, within the first five years, would amount to more than the whole (present saleable) value of stock depasturing outside the boundaries of the Colony:—viz:
2000 Licenses at £10 a year for five years £100,000
2000 Half Sections of Land, 320 acres, at 20s. (at least) per acre 610,000
Assessment 3,200,000 Sheep at 1d. per annum, 600,000 Cattle at 3d. per annum, for five years 105,000
£815,000

- (11.) Because whatever may be thought of the expediency of obliging the occupant to purchase a homestead, there can be none in compelling him to purchase an additional 320 acres at the end of eight years, since they will not be required as a homestead, and are quite insignificant for pastoral purposes.
(12.) Because diseased Sheep can only be removed in the month of February, and therefore if the Auction be not in that month, the loss of the Run implies the loss of the Stock.

The Committee of the Pastoral Association, although fully alive to the impending ruin with which these projected Regulations are fraught, would yet entreat the Colonists of New South Wales not to be dismayed, but to persevere in their present efforts, in the full assurance that no amount of misgovernment has ever been able to bear down a British community if true to itself.

B. BOYD, Chairman. Sydney, May 15.

EXCHANGE UPON LONDON.

THE Royal Bank of Australia hereby give notice, that they will sell their Drafts or Scotch Bank Acceptances, payable in London.

J. P. ROBINSON, Resident Director. Office, No. 2, Church Hill

WHOLESALE AND RETAIL TEA AND GENERAL GROCERY WAREHOUSE,

No 171, George-street, South, opposite the Haymarket.

ANTHONY REYNOLDS begs respectfully to inform his friends and the public generally, that he has opened the premises lately occupied by Mr. James Mitchell, with a large and well assorted stock of goods in the general grocery and provision line. Families favouring him with their orders may rely upon getting really genuine articles; and being determined to sell goods of the best quality only, and for the smallest possible profit, he hopes to merit a share of public patronage.

N.B.—Fresh ground coffee to be had every morning.

PASTORAL ASSOCIATION of New South Wales.

COMMITTEE.

- Chairman—BENJAMIN BOYD, Esq.
W. BLAND, Esq., M. C.
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W. C. WENTWORTH, Esq., M. C.
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WILLIAM BRADLEY, Esq., M. C.
I. ACHLAN MALISTER, Esq., J. P.
WILLIAM BOWMAN, Esq., M. C.
WILLIAM M'LEAY, Esq.

J. Phelps Robinson, Esq., M. C., having been appointed Treasurer of the Association, the Subscriptions of persons desirous of becoming Members are to be paid or remitted to that gentleman, at No. 2, Church-hill, where also communications for the Secretary are to be addressed.

CHARLES D. LOGAN, Secretary.

PASTORAL ASSOCIATION OF NEW SOUTH WALES.

J. PHELPS ROBINSON, Esq., M. C., having been appointed Treasurer of the Association, it is requested that the subscriptions of persons desirous of becoming members may be paid, or remitted to that gentleman, at No. 2, Church Hill, who will grant receipts accordingly.

By Order, CHARLES D. LOGAN, Secretary.

PRICE CURRENT.

IMPORTED MERCHANDISE

Table with columns: ALES, SPIRITS, WINES, TOBACCO, PAINTS, ROPE, SUNDRIES, COFFEE, SOAP, OIL, AND CANDLES.

COLONIAL MERCHANDISE.

BREAD, FLOUR, AND GRAIN.

Table with columns: Bread per 2lb loaf, Biscuit, No. 1, per cwt, Ditto, No. 2, ditto, First Flour per 100lbs, cash, Second ditto ditto, Third ditto ditto, Wheat, per bushel, Barley, English, Ditto, Cape, Maize, wholesale, cash, ditto, retail, Bran per ton, Oats, no demand, Ditto retail, Oatmeal per lb, Hay per cwt, Ditto, Retail, per cwt, Grass, wholesale, Ditto, Retail, Straw, Colonial, per load, Chaff per bag wholesale.

PROVISIONS.

CANTERBURY SUGARS—

Table with columns: Loaves of 10lb and Tilters of 20lb, each, per lb, Crushed Lumps, per ton, Fine pieces, per ditto, Very fine, Molasses, per ditto, Butter (fresh) per lb, retail, Ditto (salt) ditto, Ditto (junk) ditto, Cheese per lb, Bacon ditto, Hams, uncut, ditto, Ditto, single lb, Eggs per dozen, Lard per lb, Beef per carcass per lb, Ditto per joint per lb, Mutton per carcass per lb, Ditto per lb, Veal ditto, retail, Pork ditto, ditto, Potatoes per cwt, Roasting Pigs, each, Geese ditto, Ducks per pair, Muscovy Ducks ditto, Fowls ditto, Turkeys each, Pigeons per pair, Potatoes per ton, Ditto, per cwt, Ebenezer Coals per ton, Coke, per chal, Soap, (Colonial) per cwt, Tallow, per lb, Candles, ditto.

LIVE STOCK.

Table with columns: Cattle, mixed, per head, Ditto, fat per ditto, Milch Cows, per head, Sheep, mixed, Ditto, fat wethers, Horses, draught, Ditto, stock and saddle.

TEAS.

Table with columns: Hyson-skin Tea per chest, Hyson per quarter ditto, Gunpowder per box, Bohea per chest, Congou ditto, Souchong per quarter chest, Pekoe per chest.

SUGARS.

Table with columns: English refined Sugar per lb, Mauritius Sugar, 1st quality, per ton, Ditto, 2nd ditto, ditto, Manilla first quality, Java ditto ditto (fine), Siam.

FRUITS.

Table with columns: Currants per lb, Raisins per lb, (Muscatel), Cape Dried Fruit, assorted, Figs, Almonds, Jordan, Shell.

LATEST COLONIAL MARKETS.

PORT NICHOLSON, MAY 9.

Table with columns: First flour, ton, Bread, 4-lb loaf, Beef per lb, Mutton ditto.

AUCKLAND, MAY 20.

Table with columns: Flour per ton, Bread 4-lb loaf, Fresh butter lb.

NELSON, MAY 20.

Table with columns: First flour, ton, Barley, bushel, Bread 4-lb loaf, Beef per lb.

MELBOURNE, MAY 24.

Table with columns: First flour 100lb, Oats per bushel, Wheat, V. D. L., Bread 4-lb loaf.

ADELAIDE, MAY 10.

Table with columns: Flour per 200lbs, Wheat per 60lbs, Barley per 50lbs, Oats ditto, Bread 4-lb loaf.

SYDNEY:—Published at the GUARDIAN Office, 116, King-street, East, by BENJAMIN SUTHERLAND. Saturday, June 22, 1844.