

THE TERRITORY FOR THE SEAT OF GOVERNMENT.

DEPARTMENT OF THE INTERIOR.

RURAL LAND AND PROPERTY REGISTER.

AREA 653 Acres. Roads.....Perches.

1047

528
546

No. Th 2401

Block No. 103 d.

District Gungahlin

ASSESSED VALUE.

TENANCIES.

LAND.				BUILDINGS.		
Date of Assessment.	U.C.V. per Acre.	Ordinance Value per Acre.	Improved Value per Acre, ex Buildings.	CAPITALIZED BEING PURCHASED BY LESSEE		
				Description.	Valuation.	Date.
1. 7. 46	1.17.6		4.0.0			

LESSEE Cameron Duncan
ADDRESS "Dundee" Majura

TRANSFeree Taylor William Allan Austin Date of Transfer. 20/9/50
ADDRESS "Dundee" Majura A.C.T.

CLASS OF LEASE new lease

SPECIAL CONDITIONS OF LEASE.

RENTAL.

IMPROVEMENTS TO BE EFFECTED.		IMPROVEMENTS TO BE PURCHASED (OTHER THAN BUILDINGS):		Term.	Date of C/t.	Area.	Total Annual Rental.	U.C.V. per Acre.	I.C.V. per Acre, ex Buildings.	Rates per Acre on 2d. in £.	Cost of Improvements per Acre.	Departmental Maintenance.	Net Rental per Acre per Annum.
Total Cost.	Cost per Acre per Annum.	Nature of Improvement.	Valuation.										
				<u>25 years</u>	<u>1.1.20</u>	<u>653</u>	<u>£114.5.6</u>			<u>£re rates</u>			<u>3/6</u>
				<u>10.3.12-45</u>	<u>1.7.33</u>	<u>653</u>	<u>£87.1.4</u>			<u>reappraised</u>			<u>2/8</u>
					<u>1.7.34</u>	<u>"</u>	<u>£84.6.11</u>			<u>allow to destroy blackthorn huddle etc.</u>			<u>2/7</u>
					<u>13.3.39</u>	<u>528</u>	<u>£68.4.0</u>			<u>Withdrawn for aerodrome</u>			<u>2/7</u>
					<u>13.3.39</u>	<u>546</u>	<u>£70.10.6</u>			<u>area withdrawn determined by survey as 106 acres on 19.2.42</u>			<u>2/7</u>
					<u>19.2.42</u>	<u>489</u>	<u>£63.3.3</u>			<u>57 acres withdrawn for aerodrome extension as from 19.2.42</u>			<u>2/7</u>
					<u>7.3.42</u>	<u>482</u>	<u>£62.5.2</u>			<u>7 acres withdrawn for aerodrome extension (trenches) as from 7.3.42</u>			<u>2/7</u>
							<u>£46.13.11</u>			<u>allowance of 25% of existing rental to apply as from 1/1/42. The allowance is at the rate of £15.11.3 per ann.</u>			<u>1/11</u>
							<u>£39.0.7</u>			<u>granted use of 80 acres rent free until disturbance ceases</u>			<u>1/11</u>
							<u>£27.4.7</u>			<u>less disturbance allowance</u>			<u>1/11</u>
							<u>£27.4.7</u>			<u>(NET RENTAL £39.10.11) AS FROM 1.1.46.</u>			<u>3/6</u>

SURVEY FEE £

PAYABLE

LEASE AGREEMENT PREPARED

INSURANCES TO BE EFFECTED

?

10.30.6.51

1.1.45

1.7.46

85.1.0

1.17.6

4.0.0

REMARKS: Tenant rights - Res & but bldgs incl Gov £600. Sheep Yds, Half other berry, juice (48 ch) 1/2 West Berry, 35 ch. 1/2 port with berry, 28 ch. Sub divn 213 ch. 3 Dams. £1 for each culturable acre up to 100 ac. Reappraise at end of 12th year. New Apple wood to bush Bank. Mortgage dated 8.7.37. Withdrawal of 125 acres - rental reduction to £68.4.0 as from 13.3.39. Area of 125 acres previously withdrawn determined by survey as 106 acres woods 20 per. and rental increased to £70.10.6 per annum as from 13.3.39. As from 19.2.42 area of 57 acres withdrawn aerodrome extension. Area of 7 acres withdrawn for aerodrome extensions (trenches) as from 7.3.42. Rental reduction of 25% of existing rental (£62.5.2) to apply as an allowance from 1.1.42 until the disturbance caused by R.A.F. personnel ceases. Allowance at the rate of £15.11.3 per ann. Mortgage to Commonwealth Bank of Aus discharged 12.11.42. Lessee, Cameron agreeing to the R.A.F. placing a small bldg on this block. (area 100 small to withdraw flow lease) X Lessee granted use of area of 80 acres rent free until disturbance ceases. Rental calculated on 402 acres @ 1/11 per acre or 482 acres @ 2/7 less 80 acres @ 2/7 less 25% reduction. Lease terminated 31.12.44. Lessee to remain in occupation on quarterly tenancy at existing rental & conditions from 1.1.45. Lessee granted a fresh lease for term 1.1.45 to 30.6.51 all allowances to cease as from 30.6.46. Reappraised rental determined by Minister for period 1/7/46 to 30/6/37 @ £85/11 per annum. RN.4864. Crown Lease Vol.13 Folio 1291 registered on 24.6.46.

AUSTRALIAN CAPITAL TERRITORY.

Papers No. TL 2401

DEPARTMENT OF THE INTERIOR.

AREA— Acres Roods Perches.

Block No. 102D

RURAL LAND AND PROPERTY REGISTER.

1214. Register Vol. Folio.

District of Gungahlin

ASSESSED VALUE.

TENANCIES.

LAND.				BUILDINGS.		
Date of Assessment.	U.C.V. per Acre.	Ordinance Value per Acre.	Improved Value per Acre, ex Buildings.	CAPITALIZED		
				Description.	Valuation.	Date.
1-7-51	2-15-0		8-0-0			
BEING PURCHASED BY LESSEE						
				Description.	Valuation.	Date.

LESSEE *Cameron Duncan*
 ADDRESS *"Dundee" Majura A.C.T.*
 TRANSFEREE *Taylor William Allan Austin* Date of Transfer. *20/9/50*
 ADDRESS *"Dundee" Majura A.C.T.*
 TRANSFEREE _____ Date of Transfer. _____
 ADDRESS _____
 CLASS OF LEASE _____
 TERM FROM *1. 1. 45* TO *30. 6. 51*

RENTAL. *Lease granted 24. 5. 46.*

SURVEY FEE & PAYABLE	Withdrawals.			Total Area.	Date Rental Reappraised.	Total Annual Rental.	U.C.V. per Acre.	I.C.V. per Acre, ex Buildings.	Rates per Acre at 2d. in £.	Allowance for Improvements per Acre.	Departmental Maintenance.	Net Rental per Acre per Annum.
	Date.	Area.	Purpose.									
	<i>1. 8. 49</i>	<i>2 acres</i>	<i>R.A.A.F.</i>	<i>484 a. 1 n.</i>		<i>£84. 14. 0</i>						<i>3/6</i>
				<i>484 a. 1 n.</i>	<i>1. 7. 51</i>	<i>171. 8. 4</i>	<i>2. 15. 0</i>	<i>8. 0. 0</i>				<i>7/11</i>
				<i>478-2-29 1/2</i>	<i>1-7-51</i>	<i>169-5-10</i>						<i>7/11</i>

See New map now 92 Gungahlin TR 0158

LEASE AGREEMENT PREPARED
 EXECUTED
 ISSUED
 INSURANCES TO BE EFFECTED

SPECIAL CONDITIONS OF LEASE.

IMPROVEMENTS TO BE EFFECTED.		IMPROVEMENTS TO BE PURCHASED (OTHER THAN BUILDINGS).	
Total Cost.	Cost per Acre per Annum.	Nature of Improvement.	Valuation.

REMARKS: *R.N. 6301 Transfer to W.A.A. Taylor reg. 20/9/50 Permit No 1465 to erect machinery shed dated 15/10/50 R.N. 8970 Cadeem Lease Volume 18 Folio 1776 reg. 23/11/50 R.N. 8967. Expiry of lease Volume 13 Folio 1291 Reg 19/2/54 R.N. 9002. Advice of registration Vol. 18. Folio 1776 Reg. 25-2-54 R.N. 11134 Disch. of Mortgage to D. Cameron Regd 17. 11. 55, Mortgage of Lease hold val 78 folio 1776 to Commercial Banking Company of Sydney Ltd. Reg 27. 6. 56. D/N 12257.-*