

THE TERRITORY FOR THE SEAT OF GOVERNMENT.

FEDERAL CAPITAL COMMISSION.

RURAL LAND AND PROPERTY REGISTER.

AREA— ¹⁰⁵⁴ 1056 Acres — Roods — Perches.

Block No. 21

District Belconnen

No. ¹⁷²⁴³² 1053

SEE NEW LEASE M

ASSESSED VALUE.

TENANCIES. 23/4

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.
18.7.35	2.13.6		£3.48	Building	50.0.0	
1.2.36	1.5.0		3.5.0			
1.7.46	1.12.6		3.15.0			
1.7.46	1.5.0		3.5.0			

LESSEE DIXON, Oswald Henry
 ADDRESS "Kama" Weetangera, F.C.T. *Concessional R 1946*
 TRANSFEREE
 ADDRESS
 CLASS OF LEASE *new* Grazing.
Card 20/5/57 Date of Transfer.

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.											
£438 (approx)		Half fences D.E, E.F, G.H, & F.G Fences H.N, B.C, O.F, P.D, E, P.J, U S.K, W.L. & K.E. 3 gates Quarterly instalments £14.15.0 plus interest @ 5%	£245.0.0	23.5.1929 to 13.6.1948	23.5.1929	1054 1056	£193.12.0 * £184.9.0 £182.5.1 165.2.6 171.5.6							3/8d. 3/3 3/192
SURVEY FEE £ Nil		PAYABLE		LEASE AGREEMENT PREPARED 1.7.46		8/5/29	EXECUTED 23/5/29	ISSUED 28/5/29						

INSURANCES TO BE EFFECTED

REMARKS: Part of 1923 Belconnen-Hall Subdivision. Leased to O.H. Dixon for 25 years from 14.6.1923. Lease surrendered 22.5.1929, new lease granted for balance of term 23/5/1929 to 13.6.1948. Rental to be reappraised after 13th. June 1935 or upon or after the opening of Yass-Canberra Railway for goods traffic. 2 acres withdrawn and rental adjusted to £193.4.8 from 1.7.29. (Removal of River Boundary fence to new alignment.) Building Loan from Housing Commissioner repayable on expiration of lease see Valuers Commr Housing 19.11.34 on h 253. Approval given for acceptance of concessional rental £149.6.4 from 1.1.30 to 30.6.33. Further rental concession app'd @ £127.7.2 from 1.7.33 to date of re-appraisal. Rental re-appraised under clause 4(g) as from 31.1.36 for balance of term of lease @ £184.9.0. Minister approved of rental of £149.6.4 for period 31.1.36 to 30.6.36. TL 2432 of Rent determined after appeal at £182.5.0 for period 1.2.36 to 13.6.48. Minister's approval papers TL 2301 for acceptance of concessional rent at £165.2.6 for period 27.4.37 to 30.6.46. TL 1030.6.46 TL 2174. Concessional rental determined by Minister for period 1/7/36 to 13/6/48 @ £171.5.6 per annum. RN 4882 Mortgage Commr. Housing to Dixon discharged 14/6/46 registered 18.7.46 Vol 6 Folio 584. On 5.8.46 Minister approved concessional rental at rate of £147.2.5 per annum from 1.7.46 for balance of lease. RN. 5355 Surrender Crown Lease to Dixon to Cwth Vol 6 Fol 584 dated 23/12/47 lodged 23/12/47 registered 5/1/48

AUSTRALIAN CAPITAL TERRITORY.

Papers No. T.L. 2432

DEPARTMENT OF THE INTERIOR.

Block No. 21

AREA— 1054 Acres. Roods. Perches.

RURAL LAND AND PROPERTY REGISTER.

District of Belconnen

1214. Register Vol. 18 Folio 1701

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.
<u>1-7-51</u>	<u>2-0-0</u>		<u>6-10-0</u>			
BEING PURCHASED BY LESSEE						
				Description.	Valuation.	Date.

LESSEE Oswald Henry DIXON *New lease to include FROM Area*
 ADDRESS "Kama" Weetangerra
 TRANSFEREE _____ Date of Transfer. _____
 ADDRESS _____
 TRANSFEREE _____ Date of Transfer. _____
 ADDRESS _____
 CLASS OF LEASE Grazing and Agricultural
 TERM FROM 23/12/47 TO 30/6/58

RENTAL. *Lease granted 23-12-47.*

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>See</i>	<u>1054 acs.</u>		<u>£147-2-5</u>	<u>to 13/6/48 then</u>	<u>to 17/5/6 to 30/6/51</u>				<u>2/9-2</u> <u>5/8.</u>
				<u>1054</u>	<u>1-7-51</u>	<u>298-12-8</u>	<u>2-0-0</u>	<u>6-10-0</u>				

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: 19/5/47 Mini Approval for M^r Dixon to surrender his lease and be granted a lease for a term ending on 30/6/58 at the existing rental to 13/6/48 then £171-5-6 is the date of reappraisal 30/6/51
RN 5356 Crown Lease. Opweth to OH Dixon Vol. 18 Fol 1701. dated and lodged 23/12/47 Regd 5/1/48
RN 5357 Mortgage OH Dixon to CBC of Sydney dated & lodged 23/12/47 Registered 5/1/48
Permit No 1737 for erection of cottage issued 04/6/52