

THE TERRITORY FOR THE SEAT OF GOVERNMENT.

No. *F.L. 1025*

AREA *262* Acres — Roads — Perches.

DEPARTMENT OF THE INTERIOR.

Block No. *29*

RURAL LAND AND PROPERTY REGISTER.

District *Canberra City*

1047

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.
	<i>£1/12/-</i>		<i>£3/10/-</i>			

LESSEE *Brodricks Daniel & Sons (Michael Joseph, Daniel Jr.) & Thomas Cotton*  
 ADDRESS *"Malcolm Vale"*  
*Queanbeyan, N.S.W.*  
 TRANSFEREE  
 ADDRESS  
 CLASS OF LEASE *Graying*

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.										
				<i>Quarterly</i>	<i>1. 7. 33</i>	<i>262</i>	<i>£36-0-6</i>	<i>3 5/8</i>	<i>2/9 1/2</i>				<i>3/2 2/9</i>
				<i>3-monthly</i>	<i>1. 11. 36</i>	<i>262</i>	<i>£56-15-4</i>						<i>4/4</i>
				<i>"</i>	<i>"</i>	<i>8</i>	<i>£55. 3. 0</i>						<i>4/2 1/2</i>
					<i>14. 6. 37</i>	<i>254</i>	<i>£53-9-4</i>						<i>4/2 1/2</i>
					<i>1. 11. 49</i>	<i>218</i>	<i>52. 3. 8</i>		<i>60c w/p for factory site</i>				
					<i>21. 2. 50</i>	<i>122</i>	<i>25. 13. 5</i>		<i>26c w/p for industrial area.</i>				

SURVEY FEE £ PAYABLE LEASE AGREEMENT PREPARED EXECUTED ISSUED

INSURANCES TO BE EFFECTED

REMARKS: *Lease previously held by J Swan at rental of £19-10-0 p.a. for term 15. 9. 1930-2. 4. 32. Quarterly lease granted from 1. 7. 33 (includes 110<sup>th</sup> Woden - area increased to 262 acres) at rental of 3/1 per ac. p. a. £40. 7. 10. p.a. Lease surrendered 11. 5. 34 & new lease by way of transfer granted to J.W. Green commencing 12. 5. 34 at rental of £36. 0. 6 p. a. Lease transferred from J.W. Green to D. Brodrick and Sons on 18. 5. 36. Purchase price £950. (Residue of lease £575; Tenant Right £100; Chattels £35; Stock £240. Minister's consent given to the mortgage of Messrs Brodrick & Sons interests in this lease in favour of the Commercial Banking Coy of Australia 21. 5. 36. Lease determined on 31<sup>st</sup> Oct. 1936 & fresh 3-monthly lease granted as from 1. 11. 36 at rental of £56-15-4 p.a. (4/4 p.a. p. a.) Minister has re-determined rental @ £55. 3. 0 p.a. from 1. 11. 36. Fresh lease granted to widow Mrs S A T Brodrick & Sons from 23. 11. 36 interest in lease of Mrs S A T Brodrick & Sons mortgaged to Commercial Bank of Australia by indenture on 16. 3. 37. And this part of lease filed end. 38H. 8 acres above gone with clearance from 14. 6. 37 ✓ 13/2/56 S.A.T Brodrick transferred his interests out of all property to the remaining four parties in the agreement.*

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				BEING PURCHASED BY LESSEE		
			Description.	Valuation.	Date.	

LESSEE *Brodricks Daniel & Sons (Michael Joseph, Daniel Jr.) & Thomas Edward*

ADDRESS *Malcolm Vale*

*Queanbeyan, N.S.W.*

TRANSFeree \_\_\_\_\_ Date of Transfer. \_\_\_\_\_

ADDRESS \_\_\_\_\_

CLASS OF LEASE *Graying*

**MORTGAGED**

*Commercial Bank of Aust. Ltd*  
*Canberra*

RENTAL.

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.
<i>Quarterly</i>	<i>1. 7. 33</i>	<i>262</i>	<i>£36-0-6</i>	<i>3 5/8</i>	<i>2/9 1/2</i>				<i>3/4 2/9</i>
<i>Monthly</i>	<i>1. 11. 36</i>	<i>262</i>	<i>£56-15-4</i>						<i>4/4</i>
		<i>8</i>	<i>£55. 3. 0</i>						<i>4/2 1/2</i>
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	<i>1. 11. 49</i>	<i>218</i>	<i>52. 3. 8</i>	<i>60c w/p</i>	<i>for factory site</i>				
	<i>31. 2. 50</i>	<i>122</i>	<i>25-13-5</i>	<i>26c w/p</i>	<i>for industrial area.</i>				

LEASE AGREEMENT PREPARED

EXECUTED

ISSUED

INSURANCES TO BE EFFECTED

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