TL 4463

THE TERRITORY FOR THE SEAT OF GOVERNMENT.

DEPARTMENT OF THE INTERIOR.

RURAL LAND AND PROPERTY REGISTER.

AREA— ~~229~~ 225 Acres 3 Roods — Perches.

No. L464

Block No. 3, Section 1, Div. 16.

District Fyshwick (Dairy Block No 3)

1047

ASSESSED VALUE.

LAND.

Date of Assessment.	U.C.V. per Acre.	Ordinance Value per Acre.	Improved Value per Acre, ex Buildings.
Ellerman's Valn			
16. 7. 35	£17 X	Rental @ 4½% = 15/2 p.ac	
Reappraisement			
hand Rent 4% £3893 =		£156. 19. 5	
Bldg £587 @ 6½%		38. 3. 1	2/10/35 Val £565
Services £278 @ 5%		13. 18. 0	
Rates 2/- P Ac		22. 19. 6	
		£232. 0. 0	= 15/9 Per Ac

X £18 less 20% for Sewerage Area + Gravel Rt

Jany 1941 Rental Reappraisement Overleaf

BUILDINGS.

Capitalized

~~Being~~ Purchased by Lessee

Description.	Valuation.	Date.
Residence and detached laundry	£390.	
	Final payment of £199.10.0 made on 7.2.39	
£200 Dep + £30 on 1st Jan each year 5% £199.10.0 Pd 7.2.39		

TENANCIES.

LESSEE Murray, Donald

ADDRESS P.O. Box 28, Canberra. F.C.T.

TRANSFEREE Frederiksen, Sofus.

Date of Transfer. 15.8.35

ADDRESS Dairy Block No 3, Canberra East, F.C.T.

CLASS OF LEASE

SPECIAL CONDITIONS OF ...

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.
		229 ac. 3 rds.	£201/13/-						
			£232	Rental reappraised – to apply for period 24.9.36 to 31.12.40					
		225¾ Ac.	£228-17-3	(4 Ac. withdrawn rental reduced as from 2 Q. 11.36 (15/9 Pac)					
	7. 2. 38	225¾ "	£202. 7. 3	X Purchasing house					15/9 incl 2/-

LEASE AGREEMENT PREPARED — EXECUTED — ISSUED

REMARKS: Lease of area (211 ac) previously granted to D. Murray for period of 10 yrs. as from 1.1.26 rental of £203-15 p.a. reduced to £182/14/- p.a as from 1.7.31 Lease surrendered 30.4.34 & new lease which includes 56 City, granted for period 1.5.34 to 31.12.50. at rental of £201-14.0 p.a until 31.12.35 & subject reappraisement each fifth year thereafter.

Lease transferred to Sofus Frederiksen as from 15.8.35. Ministerial approval given on 6.1.36 to the mortgage of lessee's interest to the Commercial Banking Co of Sydney Ltd. to secure re-payment of the sum of £400. R.N. 2608 Discharge of Mortgage 2497 D. Murray to S. Frederiksen Reg. 23.1.36. R.N. 2609 Mortgage S. Frederiksen to Commercial Banking Co of Syd. Vol. 9. Fol. 859 Reg. 23.1.36

Rental reappraised at £232 to operate for period 24.9.36 to 31.12.40. 4 Acres withdrawn from operation of lease - rent reduced to £232.17-3 as from 2

X Mr Frederiksen purchasing the residence + detached laundry for £390. = £200 Deposit + £30 P. An on 1st Jany @ 5% - Deposit paid on 7.2.38 and rental reduced by (£26.10.0 Per An. £408 @ 6½%) Final payment of Pur of Res paid on 7.2.39. Rental reappraisement period ending 31.12.45 — Ministry determined at £250 per annum subsequently varied at £240 per ann and finally fixed by agreement between Lessee + Commonwealth at £214-15-2 per ... rental

Minister for period 1/7/46 to 31/12/50 @ £214/15/2 per an ... 30.4.45

TL 4463

THE TERRITORY FOR THE SEAT OF GOVERNMENT.

DEPARTMENT OF THE INTERIOR.

RURAL LAND AND PROPERTY REGISTER.

AREA— ~~229~~ 225 Acres 3 Roods — Perches.

No. L464

Block No. 3, Section 1, Div. 16.

District Fyshwick (Dairy Block No 3)

1047

ASSESSED VALUE.

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.
Ellerman's Valu						
16. 7. 35	£17 X	Rental @ 4½% = 15/2 p.ac		Residence and detached laundry	£390.	
Reappraisement					Final payment of £199.10.0 made on 7.2.39	
Land Rent 4% £3893 =		£156. 19. 5				
Bldg £587 @ 6½%		38. 3. 1	2/10/35 Val £865	£200 Dep & £30 on 1st Jan each year 5%		
Services £278 @ 5%		13. 18. 0		£199.10.0 Pd 7.2.39		
Rates 2/- P Ac		22. 19. 6				
		£232. 0. 0	= 15/9 Per Ac			

X £18 less 20/- for Sewerage Area & Gravel Rt

Jany 1941 Rental Reappraisement Overleaf

TENANCIES.

LESSEE Murray, Donald

ADDRESS P.O. Box 28, Canberra. F.C.T.

TRANSFEREE Frederiksen, Sofus.

Date of Transfer. 15.8.35

ADDRESS Dairy Block No 3, Canberra East, F.C.T.

CLASS OF LEASE

Rec Newcastle 21/5/57

SPECIAL CONDITIONS

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.
to 31.12.50	1-5-34	229-3	201-14-0	to 31.12.35					17/7
	24.9.36	229-3	232-0-0	" 31.12.40	£232 Reappraised includes rental of Bldgs & Ser				13/9 + 2/- rates.
	20.11.36	225-3	228.17.3	" "	4ac w/drawn				"
	7.2.38	225-3	202.7.3	"	(Purchasing house)				17/11 incl rates
	17-2-41	225-3	254-0-0	Rental Reappraised to 31.12.45					18/8 + 2/- Rates
	17.2.41	225-3	240.0.0	as Varied by Minister			1095 a		19/7 Incl Rates

LEASE AGREEMENT PREPARED — EXECUTED — ISSUED

REMARKS—(continued).

REMARKS: Lease of area (211 ac) previously granted to D. Murray for period of 10 yrs. as from 1.1.26 rental of £203-15/- p.a. reduced to £182/14/- p.a as from 1.7.31. Lease surrendered 30.4.34 & new lease which includes 56 City, granted for period 1.5.34 to 31.12.50. at rental of £201-14.0 p.a until 31.12.35 & subject reappraisement each fifth year thereafter.

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Rental reappraised at £232 to operate for period 24.9.36 to 31.12.40. 4 acres withdrawn from operation of lease - rent reduced to £232.17-3 as from 2[illegible]

X Mr Frederiksen purchasing the residence & detached laundry for £390. = £200 Deposit & £30 P. An on 1st Jany @ 5% - Deposit paid on 7.2.38 and rental reduced by (£26.10.0 Per An. £408 @ 6½%) Final payment of Pur of Res paid on 7.2.39. Rental reappraisement period ending 31.12.45 — Ministry determined at £2[illegible] per annum subsequently varied at £240 per ann and finally fixed by agreement between Lessee & Commonwealth at £[illegible] per [illegible] rental

Minister for period 1/7/46 to 31/12/50 @ £214/15/2 per an[illegible]

TL 4463

THE TERRITORY FOR THE SEAT OF GOVERNMENT.

DEPARTMENT OF THE INTERIOR.

RURAL LAND AND PROPERTY REGISTER.

No. L464

AREA— ~~229~~ 225 Acres 3 Roods — Perches.

Block No. 3, Section 1, Div. 16.

District Fyshwick (Dairy Block No 3)

1047

ASSESSED VALUE.

LAND.

Date of Assessment.	U.C.V. per Acre.	Ordinance Value per Acre.	Improved Value per Acre, ex Buildings.
Ellerman's Valu			
16. 7. 35	£17 X	Rental @ 4½% = 15/2 p. ac	
Reappraisement			
Land Rent 4% £3893 =		£156. 19. 5	
Bldg £587 @ 6½%		38. 3. 1	2/10/35 Val £565
Services £278 @ 5%		13. 18. 0	
Rates 2/- P Ac		22. 19. 6	
		£232. 0. 0	= 15/9 Per Ac

X £18 less 20/- for Sewerage Area & Gravel Rt

Jany 1941 Rental Reappraisement Overleaf

BUILDINGS.

CAPITALIZED

~~BEING~~ PURCHASED BY LESSEE

Description.	Valuation.	Date.
Residence and detached laundry	£390.	
	Final payment of £199.10.0 made on 7.2.39	
£200 Dep & £30 on 1st Jan each year 5% £199.10.0 Pd 7.2.39		

TENANCIES.

LESSEE Murray, Donald

ADDRESS P.O. Box 28, Canberra. F.C.T.

TRANSFEREE Frederiksen, Sofus. Date of Transfer. 15.8.35

ADDRESS Dairy Block No 3, Canberra East, F.C.T.

CLASS OF LEASE

21/5/57

SPECIAL CONDITIONS OF LEASE.

Improvements to be Effected. Total Cost.	Cost per Acre per Annum.	Improvements to be Purchased (other than Buildings). Nature of Improvement.	Valuation.	Term.
		For Tenant Rights see over leaf.		1-5-35 to 31-12-50

RENTAL.

Date of C/t.	Area (acres).	Total Annual Rental.	U.C.V. per Acre.	I.C.V. per Acre, ex. Buildings.	Rates per Acre at 2d. in £.	Cost of Improvements per Acre.	Departmental Maintenance.	Net Rental per Acre per Annum.
17.2.41 to 31/12/45	225-35	X £214.15.2	For composition see overleaf.					19/1
1.7.46		214.15.2.						

SURVEY FEE £ PAYABLE LEASE AGREEMENT PREPARED EXECUTED ISSUED

INSURANCES TO BE EFFECTED

REMARKS: Lease of area (211 ac) previously granted to D. Murray for period of 10 yrs. as from 1.1.26 rental of £203-15/- p.a. reduced to £182/14/- p.a as from 1.7.31 Lease surrendered 30.4.34 & new lease which includes 56 City, granted for period 1.5.34 to 31.12.50. at rental of £201-14.0 p.a until 31.12.35 & subject reappraisement each fifth year thereafter.

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Minister for period 1/7/46 to 31/12/50 @ £214/15/2 per an[illegible]

THE TERRITORY FOR THE SEAT OF GOVERNMENT.

DEPARTMENT OF THE INTERIOR.

RURAL LAND AND PROPERTY REGISTER.

AREA— ~~229~~ 225 Acres 3 Roods — Perches.

1047

No. L464 (TL 4463)

Block No. 3, Section 1, Div. 16.

District Fyshwick (Dairy Block No 3)

ASSESSED VALUE.

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.
						19.10.0

MORTGAGED

SPECIAL CONDITIONS OF LEASE

Commercial Banking Co of Sydney Ltd

Canberra

TENANCIES.

LESSEE Murray, Donald

ADDRESS P.O. Box 28, Canberra. F.C.T.

TRANSFEREE Frederiksen, Sofus. Date of Transfer. 15.8.35

ADDRESS Dairy Block No 3, Canberra East, F.C.T.

CLASS OF LEASE

RENTAL.

Term.	Date of C/t.	Area (acres).	Total Annual Rental.	U.C.V. per Acre.	I.C.V. per Acre, ex. Buildings.	Rates per Acre at 2d. in £.	Cost of Improvements per Acre.	Departmental Maintenance.	Net Rental per Acre per Annum.
12.50	17.2.41 to 31/12/45	225-35	※ £214.15.2	For composition see overleaf.					19/1
	1.7.46		214.15.2.						

LEASE AGREEMENT PREPARED EXECUTED ISSUED

INSURANCES TO BE EFFECTED

REMARKS: Lease of area (211 ac) previously granted to D. Murray for period of 10 yrs. as from 1.1.26 rental of £203-15 p.a. reduced to £182/14/- p.a as from 1.7.31 Lease surrendered 30.4.34 & new lease which includes 56 City, granted for period 1.5.34 to 31.12.50. at rental of £201-14.0 p.a until 31.12.35 & subject reappraisement each fifth year thereafter.

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Minister for period 1/7/46 to 31/12/50 @ £214/15/2 per an [illegible]

DEPARTMENT OF THE INTERIOR.

RURAL LAND AND PROPERTY REGISTER.

AREA—.....Acres.....Roods.....Perches.

Block No.....

District.....

SITUATION AND AREA OR DIMENSIONS OF LAND.								UNIMPROVED CAPITAL VALUE.	OCCUPATION.
County.	Parish.	Lot.	Section.	Portion.	Area. Acres.	Roods.	Perches.		
Tenant Rights in									Cwth Owns
1) Portion of Westn Bdry fence from Rly northerly about 67 chains								Sold to Lessee — X	Res 401 } Sold £390
2) all internal fences exc Mnt round Sewerage & Gravel reserves and access road.								X	Laundry & Store 43 }
3) Mens Quarters 35' x 9' (3 rooms & skillion 12' x 9' Improved to £450									Cow Bails 79
4) Combined Milk room, store room for utensils, wash up & steam room (G I & Fibro)									Dairy 24
5) Verandah 38' x 6' 6" on Western side of Milk Bails (G I & brick)									Garage & Store 25
6) Implement shed 33' x 14' G I Skillion									Outside WC 15
7) Chaff cutting shed 24' x 22' encl on 1½ side G I.									Septic Sink Plumbing Etc 278
8) Feeding Bails & shed 72' x 12' " 3 sides G I & Cement.									£865
9) Hay shed 90' x 60' open G I roof									
10) 270' - ½ water pipe with taps to right paddock & feed shed									
11) Orchard above lake level									

REMARKS—

Composition of Reappraisement 17-2-41

L710	226 ac @ £17 = £3842 @ 5½% =	£211-6-2
	Rates 2/- per ac =	22-12-0
X	Bldgs £100 % with owned @ 6½	6-10-0
	Services £278 @ 5%	13-18-0
		£254-6-2

X Lessee purchasing Res and laundry for £390 on appd £254-0-0 ∴ deduct 6/2 from £211-6-2 leaving £211-0-0 or 18/8 per ac + Rates.

Apportionment of £240 appd 7-8-41 L710

Land	£198-5-0
Rates	22-12-0
Services	13-5-0
Bldgs	5-18-0
	£240-0-0

∴ Land = 17/7 per ac + 2/- Rates

Reappraisement 1941 – Period ending 31-12-45
Rental of £214-15-2 finally fixed
by agreement between Lessee &
Commonwealth
Composition as follows

4% on £4294 (Least area Value) =	£171-15-2
6½% on £100 (value of buildings unsold to Lessee)	£6-10-0
5% on £278 (Value of Services)	£13-18-0
Rates 2/- per acre	£22-12-0
	£214-15-2

AUSTRALIAN CAPITAL TERRITORY.

DEPARTMENT OF THE INTERIOR.

RURAL LAND AND PROPERTY REGISTER.

Papers No. 7L4463

AREA—.....Acres.....Roods.....Perches.

1214. Register Vol..... Folio.....

Block No. 3 Section 1, Div 16

District of Tyshwick

ASSESSED VALUE.

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

TENANCIES.

LESSEE Sofus FREDERIKSEN

ADDRESS Tyshwick A.C.T.

TRANSFEREE Date of Transfer.

ADDRESS

TRANSFEREE Date of Transfer.

ADDRESS

CLASS OF LEASE

TERM 8 years FROM 1-1-51 TO 30-6-58

Cancelled 11/5/57

RENTAL.

	Withdrawals. Date.	Area.	Purpose.	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.
SURVEY FEE £				225-3-0		£214-15-2						19/1
PAYABLE					1·7·51	£214·15·2						
LEASE AGREEMENT PREPARED												
EXECUTED												
ISSUED												
INSURANCES TO BE EFFECTED												

Rec

SPECIAL CONDITIONS OF LEASE.

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

REMARKS: R.N. 6432 Discharge of Mortgage to C.B.C. of Sydney dated 19·1·51 R.N. 6433 Surrender of Crown Lease Vol. 9, Folio 859 dated 19·1·51 R.N. 6434 Crown Lease Vol 18, Folio 1738 reg. 8·1·51 Permit No 1591 issued 8/8/51