

Application for Qualification Certificate.

Name

Geo. B. Peash

1688.

Application No.

4061

Date

25-3-19

Reports.

Pension per week—

Police—

Defence—

Indefinite

Nil

G.S.W. abdomen

War Council—

No record

Notes of Evidence.

Father had a place 200 acres at Bumjip. There is no room there for me. This rough country. Have about £30. Was at a sawmill for a few months. Want to get a place at Bumjip about 30 acres @ £40 & £50. Potatoes & onions

Application for

Certificate to Apply for Crown Land.

(a) Insert name in full.

I, George Clifford Leask.
Bunyip Post Office. Victoria.(b) Give full Postal of ^(b) Address.hereby notify that I desire to obtain the necessary Qualification Certificate entitling me to apply for a holding under the *Discharged Soldiers' Settlement Act 1917*. If such certificate be granted to me, the class of holding, area, and locality I would prefer is:—(c) For Dairy Farming.
For Mixed Farming.
For Wheat Growing.
For Poultry Raising.
For Fruit Growing.
For Pig Raising.Class of Holding ^(c) Mixed FarmingArea Bunyip.Locality Bunyip.

In support of this application I have made the Statutory declaration within.

Signed this

27th day of Feb 1919Signature Geo. Leask.To THE SECRETARY, QUALIFICATION COMMITTEE,
CROWN LANDS DEPARTMENT,
MELBOURNE.

Received

27-2-19

erred

27-2-19

e to attend

7 MAR 1919

of Inquiry

25 MAR 1919

DECISION.

25 MAR 1919

Issued Mixed ADVISED

Certificate Issued

DECLARATION BY APPLICANT

I, George Clifford Leash
of Bunyip. Gipps. Vic.

do hereby solemnly and sincerely declare that I am the person making the application on the form herewith, and that the replies to the questions hereinafter contained are true and correct in every particular.

QUESTION.

ANSWER.

1. What is your age and height?

20 years 8 months. 5 ft. 8"

2. What is your Home State?

Victoria.

3. Of what Naval or Military Force were you a member? Give Regimental Number and Battalion.

No 2784.

59th Batt. A.I.F.

4. Where did you enlist?

Melbourne.

5. Give place of residence for twelve months prior to enlistment.

Bunyip.

6. Where did you serve?

France.

7. What was—

2 years 7 months.

(a) Your length of service in such Force? ...

26th Feb. 1919.

(b) The date of your discharge? ...

G. S. W. Adomem

(c) The reason of your discharge? ...

11 months.

(d) How long were you actually fighting? ...

Private.

(e) In what capacity did you serve? ...

G. S. W. Adomem.

(f) What was the nature of your casualty or illness?

Home

8. What physical disabilities (if any) do you suffer from by reason of wounds or disease resulting from your Naval or Military Service?

Food.

State particulars as to present condition of health.

Sawmiller 2 mos. past that Farm

9. What was your occupation prior to enlistment? State period

Mixed Farming.

2 years.

10. What occupation have you followed since being discharged?

Gidgegonge

11. For what business or purpose do you intend to use the land for which you would apply?

Nil.

12. What farming experience have you had? Give particulars.

13. Have you any pension? If so, state amount.

14. What is the amount of capital at your disposal, whether in stock, cash, or other amounts? Give full particulars.

The Secretary,
Closer Settlement Board,
Melbourne.

I hereby place under offer to the Closer Settlement Board my property, being Allotments 55, 56, 57, 52B Section 6. Parish Kooweeup East County of Morungum a. 65 r. 2 p. together with all the improvements, tanks thereon, and appurtenances thereto, and more particularly described hereunder. This offer is made subject to Section 34 of the Closer Settlement Act 1915 and is to remain open for a period of two months from the date hereof. The plan forwarded herewith shows the land referred to.

Date 12/6/19 Owner W. H. Hansen
Witness H. G. Else Address Lasswad's Hollow rd Hampton

PARTICULARS OF LAND REFERRED TO.

(1) Name of road fronting property	...	No 14
(2) Nature of title (if leasehold, state amount to make freehold)—Volume Folio (These must be supplied.)	...	freehold
(3) Price asked per acre (including improvements) ...	...	£2,000.
(3A) Please state whether you are prepared to accept the whole or part of the purchase money in Victorian Government Debentures	...	£450
(4) Nature of country; whether hilly, undulating, level, or flat, and the quantity of each	...	level
(5) Nature of soil	...	swamp soil good
Condition of roads	...	
(6) Area cleared and that has been cultivated, and the nature of crop and yield per acre	...	Totally cleared
(7) What quantity cultivable at present	...	The Whole
(8) Water supply	...	wells tanks
Annual rainfall	...	
(9) Carrying capacity of whole area in sheep or cattle	...	30 to 40
(10) If dairying land, how many cows can be kept and milked all the year round	...	Mixed farming
(11) For what purpose the land is best suited	...	none
(12) Timber, kind	...	nil
(a) Cost to clear same	...	nil
(b) Area ring-barked	...	4 roomed dwelling, stables & sheds etc
Scrub (kind), and cost of clearing	...	11 cows & horses
Bracken fern (if any)	...	past & wire
Buildings, and value	...	1½ miles
(16) Stock now on property	...	
(17) Fencing—nature, quantity, number of paddocks	...	
(18) Distance to— (1) Railway station (give name)	...	£68 p.a.
(2) Post office	...	"
(3) State school	...	"
(4) Store	...	"
(5) Creamery	...	"
(19) Shire Valuation, water rate (if any)	...	Berwick
(20) In what Shire or Municipality is property situated	...	Dandenong
(21) Where are the Offices of the Municipality situated	...	
(22) Rental obtained or that could be obtained	...	£100 p.a.

Acquisition of Land for the Purpose of Settlement of Discharged Soldiers.

Report on

Thomson to Leash Estate offered by Wm. H. Thomson, Esq.,
66 acres, being Allotments 55, 56, 57 & 52 Section 6 Parish of Rowde and East
and coloured pink on accompanying plan.

Date of inspection	..	..	17. 7. 19
Distance from nearest market town	..	..	16½ miles from Warminster
Distance from nearest railway station	..	..	2 miles from Garfield
Distance from seaboard	..	..	4½ miles
Distance from metropolis	..	..	4½ miles
Description of roads leading to property	..	..	Good sand roads
Are adjoining lands occupied?	..	..	yes
Is district agricultural, pastoral, or fruit-growing?	..	..	Agricultural
Ruling price of similar land in the locality	..	..	£30.
Date of latest sale and price obtained	..	..
Is land level, hilly, or undulating?	..	..	Level
Is any portion liable to flooding or in need of drainage?	..	..	yes. It floods badly in a wet winter. It requires a lot of draining & the outlet is bad.
Depth and character of soil	..	..	18 inches of good grey soil.
Character of subsoil	..	..	Grey clay.

What is land chiefly adapted for? ..

Wairing

Is the land healthy? ..

yes

Area timbered and kind of timber ..

nil

Area uncleared and cost of clearing same ..

nil

Area under grass and description of grasses ..

about 4 acres of Rye grass & clover

Area cleared for ploughing ..

66 acres

Area that can be cultivated ..

66 acres

Grazing capacity per acre ..

1 head to 3 acres

Area under cultivation, and description of crops

9 acres of self sown Oats

Estimated yield per acre of crops ..

Will grow Potatoes, Onions, Large
Cabbages, Peas, Cabbage & Carrots

Is land easily worked? ..

yes

Stock on land at present ..

11 head

Is such stock in good condition? ..

yes

Estimated rental value ..

£1-10 per acre

No. of paddocks ..

8 Paddocks

Fencing, chains and description, a

Buildings, specifying value and condition of each

House & rooms 250.00
Detached Kitchen 20.00
Stable & Feed room 26x12. 60.00
Pig sty 5.00
£335.0.0

No. of dams and wells, and value

1 Well £15.

Permanent streams, springs, or other water supply

Special improvements, if any

Is land infested with rabbits or other vermin ?

no

Is land infested with ferns, Canadian thistle, blackberry, or other noxious weeds, and if so to what extent ?

no

Climate

moist

Rainfall

35 inches

Facilities for obtaining firewood and fencing and building material

At Railway Station

Time present owner has held the land ..

about 4 years.

Does owner reside on property ? If not, who is in occupation, and under what tenancy and rental ?

It is let to Mr. Else for two years ending October 1919 @ £80 per annum

Probable earnings per annum

£300

Could the property be readily sold or leased at your valuation in average seasons ?

yes

Demand existing for small farms in neighbourhood

good

Do you consider land suitable for subdivision ? If so, in what areas and for what purposes ?

no

(Submit rough plan, showing proposed subdivision, with your valuations marked on each allotment.)

VALUATIONS TO BE ON FREEHOLD BASIS.

If the property is of uneven quality, state area and value of the different portions

Opportunities for outside employment in neighbourhood

Do you recommend the purchase for the settlement of returned soldiers?

Average Freehold value of the property as a whole, including all improvements, and at per acre ~~crop & fallow not to be included~~ ~~and fallow~~ £25 per acre

Value of crop (if any) to be separately stated
" 1

Indicate any special features and particulars which may be of value

GENERAL REMARKS

This property would make a nice farm for a returned soldier

J. E. Chippindall

C. S. B. 17.7.19

9205.
Bunyip.
Sept 11th 1919

Mr J. Groves, Dear Sir,

Your letter of the 2nd Sept. to hand, stating that a declaration would be forwarded on to me that day, to sign & return to the Closers Settlement Dept. Re that property "Thomson to Leask".

Up-to-date I havent received any word whatsoever. There must be some unnecessary delay somewhere or I would have received that letter on the 3rd. Do you think if I was to come down, & with your help find out what was doing. It is nearly three months since I applied for the farm, so you can see what encouragement I am getting from the Board.

Tusting sir, that something can be done to satisfy my anxiety.

Yours faithfully
Geo. Leask. Bunyip.

C. W. Head
Bunyip.

SCHEDULE "C."

Discharged Soldiers Settlement Act 1917.

Application for a Lease.

(Insert name in full, occupation, and address.)

George S. Least of Bungay

a discharged soldier being desirous of applying for land under the *Discharged Soldiers Settlement Act 1917*, and having obtained a Qualification Certificate, hereby apply for the allotment described hereunder, the same being land the intended alienation of which is governed by the provisions of the *Closer Settlement Act 1915* and *Land Act 1915* save as otherwise provided by the Act first mentioned:—

Parish.	Allotment.	Section.	Area.	Classification—Capital Value.
Koogee Rup baa1.	25, 56, 57 + 52 B.	C		

I hereby make the following replies to the undermentioned questions, and am prepared to embody same in a statutory declaration at the Discharged Soldiers Settlement Inquiry Board:—

Questions.	Replies.
Have you previously held any land? If so, give full particulars.	No.
Do you hold or have you an interest in any land? If so, give full particulars of same.	No.
If married, does your wife hold or has she an interest in any land? If so, give full particulars.	Single
In the event of your application being successful, are you prepared to make your home on the land at once?	Yes
If your application is successful, are you prepared to insure with the Board at their insurable value all buildings and fencing now on the land, or which may subsequently be placed on the land?	Yes

Date 1/4/1920

Signature *Geo. Least*

fill in all blanks

**Declaration to be made by Applicant at Discharged
Soldiers Settlement Inquiry Board.**

I,

George C. Leask

of

Bunyip

in the State of Victoria,

do solemnly and sincerely declare that I have assets as per statement below. These assets are not mortgaged in any way.

Total, £180-10-0 My liabilities are £30-0-0

I propose to use the land for the purpose of *mixed farming*.

I am prepared to enter into residence on the allotment within 1 months from the date of permit, and to continue thenceforth to reside thereon.

I know the obligations imposed upon me by the lease I am applying for with regard to personal residence on the land.

I know of the lease conditions, and will comply with them.

My assets consist of *do not include advances by Board in Statement*

	£	s.	d.		£	s.	d.
Cows	...	...		Total Value of Assets	180	10	0
Horses	10	0	0	My Liabilities consist of	30	0	0
Sheep	...	...			
Pigs	7	0	0				
Other Stock	...	...			
Cash in hand	143	10	0				
Cash in Bank of							
Farm Implements	...	...			
Furniture	...	...			
Land	...	...			
Any other Assets	20	0	0				
Total Assets	180	10	0	Net Value of Assets	150	10	0

I know the condition of the lease that I must reside on the land for at least eight months in each year until issue of Crown Grant.

I know that Shire Rates must be paid by me.

I am not an agent or trustee for any other person, and have not entered into any agreement to permit any other person to acquire by purchase or otherwise the land in respect of which this application is made.

I am not already the holder of any land the value of which, when added to the value of the allotment I am applying for, will exceed a total value of £2,500, and the statements made by me herein are true and correct in every particular.

And I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of an Act of the Parliament of Victoria rendering persons making a false declaration punishable for wilful and corrupt perjury.

DECLARED before me, at

Heideonning

18th in the State aforesaid this day of April in the year of our Lord, One thousand nine hundred and twenty

Geo. Leask,

J. P. signed here

Justice of the Peace or Commissioner for taking declarations and affidavits.

MELBOURNE 15/11/11

meet

MELBOURNE

No. 1 4254
86. 6

Discharged Soldiers' Settlement Act 1917.

(CLOSER SETTLEMENT ACTS 1915.)

CONDITIONAL PURCHASE LEASE.

farm

ALLOTMENT. D

Recommended

FOR EXECUTION

Special Condition

50 feet. To Bunyip
Lessor advised

Soldiers' Securities
Register No. 1210
26/10/20
1/1/21 yearly

advance 1/1/21
no year 1/1/21
21/9/21

E.C. Slade

27/10/21

Name

George Clifford Leash

DISCHARGED SOLDIERS'

Address

Bunyip.

ADVANCE.

Occupation

Farmer

Date of Lease

29. 9. 1919

Term

37/2

* 11/2 years.

Purchase Money .. £1744 : 9 s. 6 d. Rate of Interest 5 per cent.

Adjustment Amount } £ 1 : 19 s. 6 d.
(if any)

Balance of Purchase Money } £1742 . 10 s. d. Balance of Purchase Money } £ 3793 : 4 s. 1 d.
with interest added

in 72 instalments of £ 52 : 5 s. 6 d. and a final instalment of £ 29 : 8 s. 1 d.

First instalment due

29. 3. 21

Payable at

Melbourne Bunyip

Allotment 52, 55, 56 and 57

Section

C

Parish Ko-wei-ruh East

County

Mornington

Area 65 ac. 1 r. 31

p. more or less.

Lease examined

R. Thompson

Date 2. 1. 6. 1. 21

Approved by Gov. in Cl.

3-8-21.

Ex. Cl. No.

23065

Gaz.

10 - 8 - 21

Page

2979

Charted

27/8/20

10/11/20

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FAC~~ING~~ FOR

CLOSER SETTLEMENT LEASE

Melbourne District

No. 721

12

Recommended ~~for surveying~~

30.10.39

Depth limit 50 feet

Special condition:—

Classed "Swamp"
on hand air map.

Water Draft No 94

INWARDS REGISTER	
Book	20
Page	56

LEASE REGISTER	
Book	20
Page	A9

(X) ENCUMBRANCES TO BE ENDORSED.

Nil

Lease in duplicate to Reg. of Titles for Registration

Date - 8 JUL 1940

Lessee George Clifford Leask

Address Bunyip Garfield

Occupation Farmer

Allotment 57

Section C

Parish Koo-wee-rup East County Mornington

Area 65 a. 1 r. 31 p. more or less

Charted L.P. No. 62 B O.P. No. K118⁽⁵⁾ C.P. of S.P. No. 17.11.20 20

Draughtsman W.R. Harris

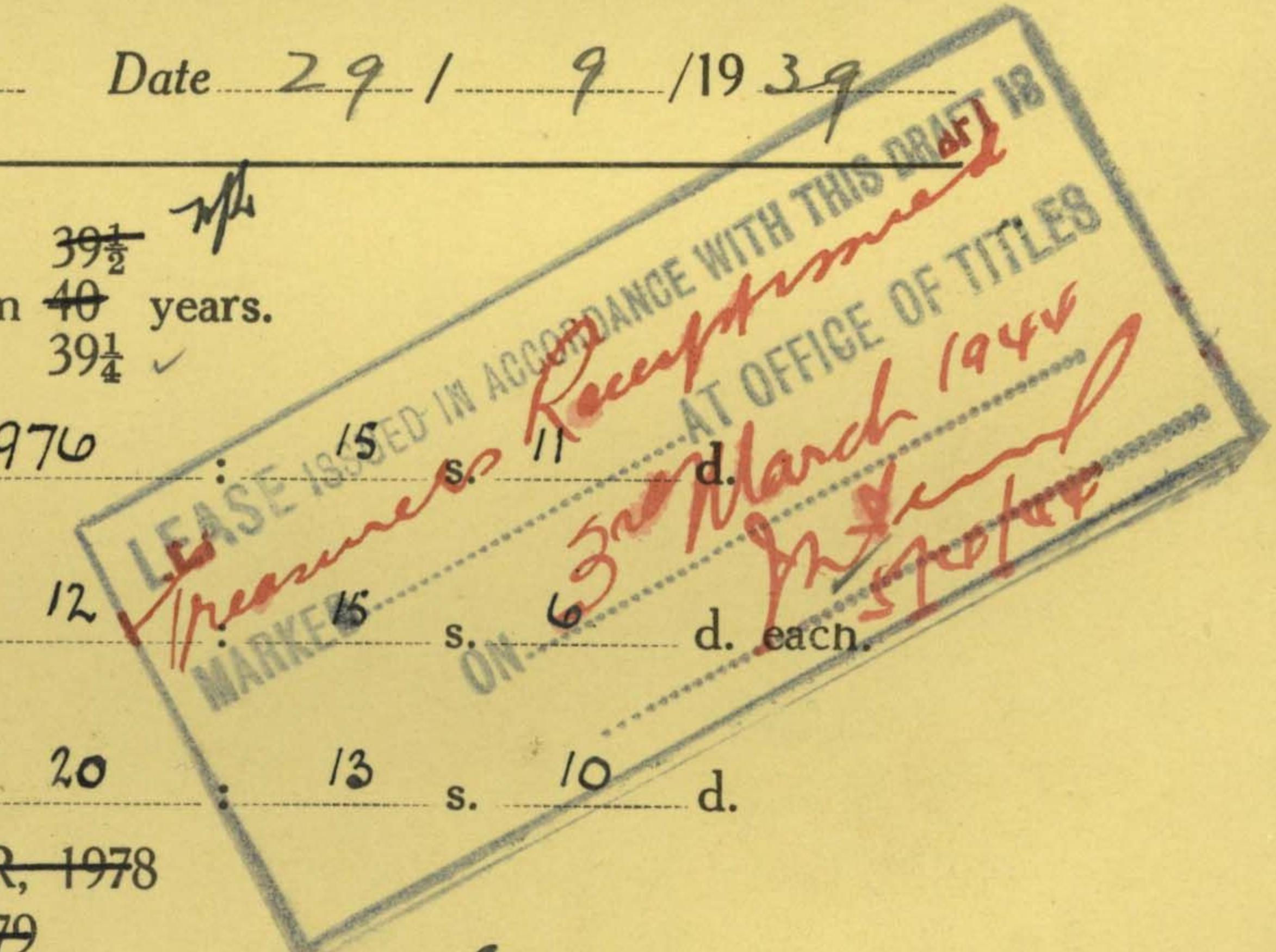
Date 29/1/1939

Date of Lease:—1st MARCH, 1939.

Term 40 years.
39 $\frac{1}{2}$ ✓

The Outstanding Monetary Liability:—£ 976

Payable by 78 half-yearly
39 yearly instalments of £ 12



Ledger-keeper J. R. Rickard. 23.10.39
Lease examined K. Hanke

Checked 24.10.39

Date 12/6/1940

Approved by Governor in Council.

Date 19 JUN 1940

Sealed by The Board of Land and Works

Date 27 JUN 1940

GRANT FACING.

Melbourne District.

	£ s. d.
Purchase Money ...	<u>976: 15: 11</u>
Amount Paid ...	<u>50: 18: 8</u>
Balance of Purchase Money	<u>925: 17: 3</u>
Interest ...	<u>66</u>
Plan or Certificate Fee <i>Trans. Receipt Fee</i>	<u>1: 10: -</u>
Grant Fee ...	<u>2: - : -</u>
Assurance Fund ...	<u>2: - : 9</u>
Total ...	<u>£ 931: 8: -</u>

Corr. No. 721/12

Engrossment Register. <i>151 166</i>	DEEDS BRANCH RECORDS.	Grant Register. Book 41 Page 167
GRANT SENT TO OFFICE OF TITLES.		
Date 3 OCT 1944		Officer <i>W.L.</i>
Officer		

Date paid 24. 1. 44

Final rent paid on (date)

Scheduled (date) 25/ 1/ 44 Purchase Money } Paid in full. Certified *H. R. Rickert*
and Advances } Checked *7/16 Regd*LEASE OR CERT. OF TITLE LODGED BY *Rymer and Langford Solicitors 128 William St. Melb.*
*No rent or s.w.r or F.A. advance**T.R. Case*Name of Grantee *George Clifford Leask*Address *Garfield*Occupation, &c. *Farmer*Purchase Money (consideration) *£976. 15. 11**Classed Swamp*Classification *on L.A. Map* Depth limit 50 feet

Reservation of Petroleum and rights of access for same.

Special Condition *Similar to Swamp**Electricity Commission Easement*

Area 65 acres 1 rood 31 perches

Allotment 57

Section C Township of —

Parish *Koo-wee-rup East*County *Mornington*Date of Grant 3rd February 1944Charted. L.P. No. 62 B O.P. No. K118⁽⁵⁾Certified Plan N^o 36069 Diagram from *Printed*Draughtsman *W.R. Barnes* Date *14/8/44*

AUTHORITY FOR
TREASURER'S RECEIPT
Prepared in favour of
as above
Solicitors acting:-
Rymer & Langford
128 William St. Melb.
Officer *J. St. John*
Date *24. 1. 44*

*F. See copy of Notice
on advances file*

Recd 25/1/44
T.R. scheduled
lodged at T.O.
Draft. *1/2/44*
Misc. 195 V. *14/3/44*

Deeds Branch

Engl:

W.J. Lawrence

15: 8. 44

Plan and Field notes detached.
No. 36069