

Application for Qualification Certificate to Apply for an Advance. Crown Land.

(a) Insert name in full.

I, ^(a)

James Dean

(b) Give full Postal Address.

of ^(b)

Narre Warren Nth.

hereby notify that I desire to obtain the necessary Qualification Certificate entitling

me to apply for ~~an advance~~ a holding under the Discharged Soldiers' Settlement Acts. 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 Irrigation.
For Fruit Growing.
For Pig Raising.

Class of Holding ^(c)

Market Gardening & Poultry

Area

10 1/2

Locality

Narre Warren Nth.

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

Signed this

16th

day of

July

1919

Signature

J. Dean

THE SECRETARY, QUALIFICATION COMMITTEE,
CROWN LANDS DEPARTMENT,
MELBOURNE.

Received

16. 7. 19

Entered

16. 7. 19

Date to attend

6. 8. 19

Date of Inquiry

21. 8. 1910.

DECISION.

21 AUG 1919

Issue Market Garden ADVISED

DECLARATION BY APPLICANT.

I, James Dean
 of Narre Warren Nth. 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? ...	45 years 5'-8 1/2
2. What is your Home State? ...	Victoria
3. Of what Naval or Military Force were you a member? Give Regimental Number and Battalion.	2999 101. How Bty A.I.F.
4. Where did you enlist? ...	Melbourne
5. Give place of residence for twelve months prior to enlistment.	Narre Warren Nth.
6. Where did you serve? ...	France
7. What was— (a) Your length of service in such Force? ... (b) The date of your discharge? ... (c) The reason of your discharge? ... (d) How long were you actually fighting? ... (e) In what capacity did you serve? ... (f) What was the nature of your casualty or illness?	3 years & 2 months 16th July 1919 Demobilized 2 yrs 9 months Gunner. Influenza
8. What physical disabilities (if any) do you suffer from by reason of wounds or disease resulting from your Naval or Military Service? State particulars as to present condition of health.	Fair.
9. What was your occupation prior to enlistment? State period	Market Gardening 6 years
10. What occupation have you followed since being discharged?	none
11. For what business or purpose do you intend to use the land for which you would apply?	Market Gardening & Poultry
12. What farming experience have you had? Give particulars.	on Farms for over 20
13. Have you any pension? If so, state amount.	7
14. What is the amount of capital at your disposal, whether in stock, cash, or other amounts? Give full particulars.	£40.

Wanka Mills

12/12/19

1020

P.H. 98.

THE DISCHARGED SOLDIERS' SETTLEMENT ACTS.

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

Report on Wanka to Dean Estate offered by Bertha N. Wanka
10 1/2 acres, being Allotments pt. 46^B Section - Parish Narree Worran
 and coloured pink on accompanying plan. 5 1/4 miles from Narree Worran

Date of inspection	<u>22 / 12 / 19</u>
Distance from nearest market town ..	<u>9 miles from Dandenong</u>
Distance from nearest railway station ..	<u>5 miles from Narree Worran</u>
Distance from seaboard	
Distance from metropolis	<u>28 miles</u>
Description of roads leading to property ..	
Are adjoining lands occupied?	<u>Very good</u> <u>Yes</u>
Is district agricultural, pastoral, or fruit-growing?	<u>Fruitgrowing pastoral milking</u> <u>marketgardening in the summer months</u>
Ruling price of similar land in the locality ..	
Date of latest sale and price obtained ..	
Is land level, hilly, or undulating? ..	<u>Hilly.</u>
Is any portion liable to flooding or in need of drainage?	<u>No.</u>
Depth and character of soil	<u>Grey soil on the side of the hill,</u> <u>black soil on the flat, and that runs</u> <u>through the land.</u>
Character of subsoil	<u>Marly clay under the higher portion</u> <u>black in the flat.</u>

Noted
24.12.19

What is land chiefly adapted for?	Vegetable or Fruitgrowing,
Is the land healthy?	Yes, very.
Area timbered and kind of timber	About 1 1/2 acres of timber principally white gums,
Area uncleared and cost of clearing same	Only 1 1/2 acres uncleared would cost about £ 7-10 to clear,
Area under grass and description of grasses	Just the one and a half acres under grass where the timber is.
Area cleared for ploughing	9 acres.
Area that can be cultivated	Could all be cultivated.
Grazing capacity per acre	
Area under cultivation, and description of crops	9 acres.
Estimated yield per acre of crops	
Is land suitable for crops other than those grown? If so, specify	If worked well would grow almost any ^{crops.}
Is land easily worked?	Fairly easy.
Stock on land at present	1 horse.
Is such stock in good condition?	Yes.
Estimated rental value	About £ 26 per year.
No. of paddocks	3 paddocks.

Fencing, chains and description, and value	4 wires, 3 plain and 1 barbed posts about 9 ft apart About 4 chains is capped with the top rail, more than half is wire netted, Fencing £15
Buildings, specifying value and condition of each	4 roomed house 25x27 weatherboard, lined with lining boards inside one brick and one iron chimney £90. one shed good iron roof other part wants repairing
No. of dams and wells, and value	one good spring £20 good soft water also one 4 hundred square iron tank at house.
Permanent streams, springs, or other water supply	
Special improvements, if any	None.
Is land infested with rabbits or other vermin?	No rabbits.
Is land infested with ferns, Canadian thistle, blackberry, or other noxious weeds, and if so to what extent?	No ferns.
Climate	Good
Rainfall	30 to 35 inches
Facilities for obtaining firewood and fencing and building material	Enough wood for firewood & also some posts for fencing.
Time present owner has held the land ..	About 14 years
Does owner reside on property? If not, who is in occupation, and under what tenancy and rental?	No.
Probable earnings per annum	
Could the property be readily sold or leased at your valuation in average seasons?	Yes.
Demand existing for small farms in neighbourhood	Very good.
Do you consider land suitable for subdivision? If so, in what areas and for what purposes? (Submit rough plan, showing proposed subdivision, with your valuations marked on each allotment.)	No, too small.

VALUATIONS TO BE ON FREEHOLD BASIS.

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

If an orchard property state separately

(a) Value of orchard ...

(b) Value of unplanted area ...

(c) Value of all improvements ...

Opportunities for outside employment in neighbourhood

very good

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

Yes.

Freehold value of the property as a whole, including all improvements, and at per acre. Value of crop or fallow not to be included

Buildings and Fencing £125

Value of crop (if any)—to be separately stated and not included in value of land

2 ³/₄ acres of Fruit Trees

49-10

Value of fallow (if any)—not to be included in value of land

Shed

20-0

Fencing

15-0

1 ¹/₂ acres at £5 per acre 7-10

6 ¹/₄ at £10 per acre 62-10

Indicate any special features and particulars which may be of value

GENERAL REMARKS—

£279-10-0

This returned soldier (Dean) has worked in the district practically all his life, before he went to the war. He made his living by market gardening in the summer, and working outside in the winter for hire. He is now a day-laborer for the Fernside gully shire, from May until the end of November, and works his garden the rest of the year. His garden looks well at the present time, and with an ordinary season he should make £150 from his tomatoes and other vegetables during the next 4 months. What small portion is in fallow now will be cropped during next month. I would strongly recommend that the place be bought for him, he will understand the capabilities of the district.

Please sign Report and Parish Plan and return Plan.

Robert A. Mills

The Discharged Soldiers Settlement Act 1917.

**Application for Selection Purchase Lease.
Conditional Purchase Lease.**

Date received.....

10 acres ————— roods 58 perches.
Allot. 46C Sec. Parish Nares Worra

REPORT *Strutree Gully Shore*

Has land been classified. If so, in what class?

Are there any objections to the application?

Has land or any part of it been previously
selected or applied for, or reserved?
If so, give particulars

Valuation of improvements (if any) and how payable

Term for which no instalment of purchase shall be payable

Dec 24 1891

CAPITAL VALUE	{	Land ...	£ 107. 14. 8
		Improvements ...	£ 40 - -
		Total ...	£ 147. 14. 8

Principal payable on..... £ 2. 14. 8

Balance of Principal £ 145 . .

Half-yearly instalment ... £ 4:7/-

ADVANCES.

Improvements effected by previous tenant	£	75
House erected by Board	£	
Cost of work done by Board	£	
Boundary fencing to be charged	£	
Stock	£	
Implements	£	
Seeds, &c.	£	
Other items	£	
Total	£	

Has this allotment been previously held? ... *Examined by Bd.*

Are there any objections to the application? *None on file.*

Was the allotment specially purchased for the applicant under Section 20 *Closer Settlement Act 1915*?

Considered by the Inquiry Board held at..... on.....

and recommended that this application be ~~granted~~
~~refused~~

Approved by LANDS PURCHASE BOARD,.....on..... Schedule No. ^R/.....

PERMIT DATED 15/6/1920

ISSUED

Noted by Draughtsman

Lease facing prepared

Noted by Ledger-keeper.....*V. Harrold*

Lease to bear date.....

OCT 18 1920

Discharged Soldiers Settlement Act 1917.

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

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 *Land Act* 1915 save as otherwise provided by the Act first mentioned :—

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:—

Date 15 / 10 / 1920

Signature

James Dean

fill in all blanks

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

I, James Dean
of Narre Warren Mbs 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, £ 170.00 My liabilities are £ Nil.

I propose to use the land for the purpose of Market garden.

I am prepared to enter into residence on the allotment ~~within~~ at once 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 from Board in statement*

	£	s.	d.		£	s.	d.
Cows	6	00		Total Value of Assets ...	170	00	
Horses	40	00		My Liabilities consist of ...			
Sheep							
Pigs							
Other Stock	10	00					
Cash in hand	20	00					
Cash in Bank of <u>Savings Bank.</u> }	30	00					
Farm Implements	18	00					
Furniture	50	00					
Land							
Any other Assets							
Total Assets	170	0	0	Net Value of Assets ...	170	00	

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 Narre Warren
in the State aforesaid this
15th day of October
in the year of our Lord, One thousand
nine hundred and 20

James Dean

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

120
17/11
MELBOURNE

No. 1 4665
86.6

Discharged Soldiers' Settlement Act 1917.

(CLOSER SETTLEMENT ACTS 1915.)

D.S.L. 733.

CONDITIONAL PURCHASE LEASE.

Farm ALLOTMENT. D

Recommended

L. W. Wychatsch

Special Condition: 50 feet.



LEASE SENT FOR EXECUTION.
to Harvey Warren North
Lessee advised
H.B. Wade
26.2.23

Name

James Dean

Address

Narre Warren North

Occupation

market gardener

Date of Lease

15th June 1920

Term

37 1/2

years.

1 year free

Purchase Money ..

£ 147 : 14s. 8d.

Rate of Interest

5

per cent.

Adjustment Amount
(if any)

£ 2 : 14s. 8d.

Balance of Purchase
Money

£ 145 : s. d.

Balance of Purchase Money
with interest added

£ 315 : 13s. 1d.

in 72 instalments of £ 4 : 7s. d. and a final instalment of £ 2 : 9s. 1d.

First instalment due

15-12-1921

Payable at

Melbourne 30 12 21

Allotment

46c

Section

Parish

Narre Warren

County

Mornington

Area

10

ac.

0

r.

38

p. more or less.

Lease examined

W. L. L. L.

Date

17 / 1 / 23

Approved by Gov. in Cl.

5-2-23

Ex. Cl.

No.

23763

Gaz.

14-2-23

Page

588

Charted

Malhe 30/11/21

O.P.

N 195

L.P.

98

18533.

Mr Densten

O.B.

Certified Plan herewith.

Mr McMillan

18/1/22

Y. G. Densten

15.7.21

For C. Plan please

14.5.21

15-6-26

Advance D.S.S. Acts
Lease required after Registration.
W. L. L. L.

Capital Value etc
noted on D.S.L. 733
16.1.22

18/1/22

GRANT FACING.*Melbourne* District. ^{2m}Corr. No. *321/12*

	£	s.	d.
Monetary liability Purchase Money ...	<i>141</i>	<i>2</i>	<i>3</i>
Amount Paid ...	<i>20</i>	<i>11</i>	<i>1</i>
Monetary liability Balance of Purchase Money	<i>120</i>	<i>11</i>	<i>2</i>
Interest ...			
Plan or Certificate Fee			
Grant Fee ...	<i>1</i>	<i>10</i>	<i>0</i> ✓
Assurance Fund ...		<i>5</i>	<i>11</i> ✓
Total ...	£ <i>122</i>	<i>7</i>	<i>1</i>

Engrossment Register. <i>190</i>	DEEDS BRANCH RECORDS.	Grant Register. Book <i>41</i> Page <i>187</i>
GRANT SENT TO OFFICE OF TITLES. <i>25 MAY 1945</i> Date _____ Officer <i>W</i>		

Date paid *27 2 45*Final rent paid on (date) *16 10 44*

Scheduled (date) _____ / _____ / _____ Purchase Money and Advances } Paid in full.

Certified *Morrison*
Checked *B.E. Lay 4/3/45*LEASE OR CERT. OF TITLE LODGED BY *lessee*Name of Grantee *James Dean*Address *Narre Warren North*Occupation, &c. *Market-gardener*~~Monetary Liability~~
Purchase Money (consideration) *£141. 2. 3*Classification _____ Depth limit *50* feetReservation of Petroleum and rights of access for same.

Special Condition _____

Area *10* acres *0* roods *38* perchesAllotment *46C*

Section _____ Township of _____

Parish *Narree Worran*County *Mornington*Date of Grant *20. 3. 1945*Charted. L.P. No. *98* O.P. No. *N.19(6)*Certified Plan *N°32825* Diagram from *Print w*Draughtsman *W.R. Harris* Date *22/3/45*

Plan and Field-notes detached.

No. _____