

DISCHARGED SOLDIERS' SETTLEMENT ACTS.

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

(a) Insert name in full.

I, ^(a) James Dean

(b) Give full Postal of ^(b) Address.

Narre Warren Nth.

hereby notify that I desire to obtain the necessary Qualification Certificate entitling me to apply for ~~an advance~~ 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 $\frac{1}{2}$

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

Notice 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? ...	<u>45 years 5-8$\frac{1}{2}$</u>
2. What is your Home State? ...	<u>Victoria</u>
3. Of what Naval or Military Force were you a member? Give Regimental Number and Battalion.	<u>2999 101. How Bty A. S. R.</u> <u>Melbourne</u>
4. Where did you enlist? ...	<u>Narre Warren Nth.</u>
5. Give place of residence for twelve months prior to enlistment.	<u>France</u>
6. Where did you serve? ...	<u>3 years & 2 months</u>
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?	<u>16th July 1919</u> <u>Demobilized</u> <u>2 yrs & 9 months</u> <u>Gunner.</u> <u>Influenza</u>
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.	<u>Fair.</u>
9. What was your occupation prior to enlistment? State period	<u>Market Gardening 6 years</u>
10. What occupation have you followed since being discharged?	<u>none</u>
11. For what business or purpose do you intend to use the land for which you would apply?	<u>Market Gardening & Poultry</u>
12. What farming experience have you had? Give particulars.	<u>on Farms for over 20 years</u>
13. Have you any pension? If so, state amount.	<u>7/-</u>
14. What is the amount of capital at your disposal, whether in stock, cash, or other amounts? Give full particulars.	<u>£40.</u>

Wanka Hills

13/12/19

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
10½ acres, being Allotments pl. 46^B Section - Parish Narre Warren
and coloured pink on accompanying plan. 5½ miles from Narre Warren

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

Noted
Dec. 12/19.

What is land chiefly adapted for ? ..	..
Is the land healthy ? ..	..
Area timbered and kind of timber ..	..
Area uncleared and cost of clearing same ..	..
Area under grass and description of grasses ..	..
Area cleared for ploughing ..	..
Area that can be cultivated ..	..
Grazing capacity per acre ..	..
Area under cultivation, and description of crops ..	..
Estimated yield per acre of crops ..	..
Is land suitable for crops other than those grown ? If so, specify	..	
Is land easily worked ? ..	..
Stock on land at present ..	..
Is such stock in good condition ? ..	..
Estimated rental value ..	..
No. of paddocks ..	..

Vegetable or fruitgrowing,

Yes, very.

About 1½ acres of timber principally white gums.

Only 1½ acres uncleared would cost about £7-10 to clear.

Just the one and a half acres under grass where the timber is.

9 acres.

Could all be cultivated.

9 acres.

If worked well would grow almost any ^{crops.}

Fairly easy.

1 horse.

Yes.

About £26 per year.

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 fire and one iron chimney £90. one shed good iron roof. other part wants repairing. one good spring £20 good soft water also one 4 hundred square iron tank at house.
No. of dams and wells, and value	..
Permanent streams, springs, or other water supply	
Special improvements, if any	..
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	.. .. .. ..
Rainfall	.. .. .. ..
Facilities for obtaining firewood and fencing and building material	30 to 35 inches 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 neighbourh ood	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?

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

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

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

Indicate any special features and particulars which may be of value

About 8½ acres of grey soil & 2 acres of black. 2 ¾ acres planted with 275 assorted fruit trees. There Irish pear and looking well. There is also 2½ acres of peas, ½ acre of beans ½ an acre of tomatoes ½ acre of maize, about 3 hundred weight of Garlic. Balance of land fallow. Yes.

Buildings and Fencing £125

2 ¾ acres of fruit trees	49-10
Shed	20-0
Fencing	15-0
1½ acres at £5 per acre	7-10
6 ¼ acres at £10 per acre	62-10

£279-10-0

GENERAL REMARKS—

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 Fernie 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, I estimate about £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 quite understanding the capabilities of the district.

Please sign Report and Parish Plan and return Plan.

Robert A. Mills

P.H. 241.

Case No.

No. 46637

ESTATE.

10201

The Discharged Soldiers Settlement Act 1917.

21/659

Application for

Selection Purchase Lease.
Conditional Purchase Lease.Dated 21st March 1921
This face not to be written on by applicant.

Particulars required for Crown Lands.

Particulars required for Closer Settlement Lands.

Allot.

10

acres

46C

Sec.

roods

38

perches.

Parish

Norree Wooran

Date received

REPORT

Strathgordon Shire

QUESTION.

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

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	£ 175
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?

Acquired by Bd.

Are there any objections to the application?

None on plan

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

Yes.

Abrahm
9/3/21

Considered by the Inquiry Board held at

on

, and recommended that this application be granted

refused

for Closer Settlement



107. 14. 8
Permit for issue of permit
Dated 6 MAY 1921
10/3/21 15.3.21

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

PERMIT DATED 15/6/1920

ISSUED

1 1

Noted by Draughtsman

Lease facing prepared

Noted by Ledger-keeper

Lease to bear date

22.3.21

SCHEDULE "C."

~~~~~  
*Discharged Soldiers Settlement Act 1917.*  
~~~~~

Application for a Lease.

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

I, J. Dean Market Gardener of Narre Warren Nth
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:—

Parish.	Allotment.	Section.	Area.	Classification—Capital Value.

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.	<u>No.</u>
Do you hold or have you an interest in any land? If so, give full particulars of same.	<u>No.</u>
If married, does your wife hold or has she an interest in any land? If so, give full particulars.	<u>No</u>
In the event of your application being successful, are you prepared to make your home on the land at once?	<u>yes.</u>
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?	<u>yes.</u>

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 Kane Warren etc 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 gardens.

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

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

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

120
17/15
MELBOURNE

No. 1 4665
86. 6

Discharged Soldiers' Settlement Act 1917.

(CLOSER SETTLEMENT ACTS 1915.)

D.S.L. 733.

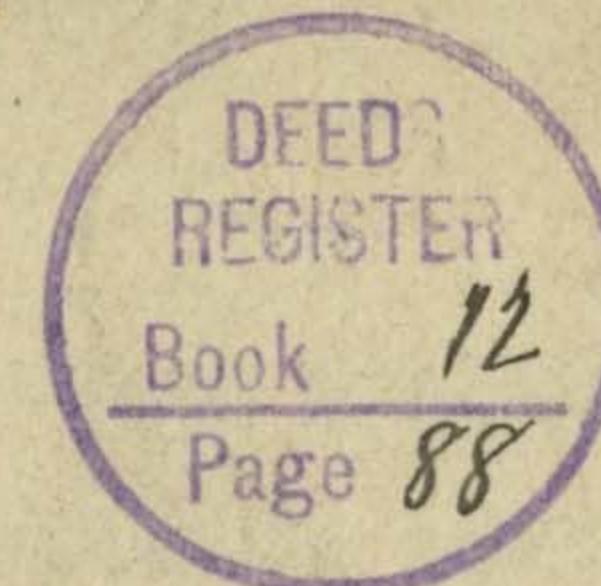
CONDITIONAL PURCHASE LEASE.

Land

ALLOTMENT. D

Recommended

Gowinchatsch



Special Condition: 50 feet.

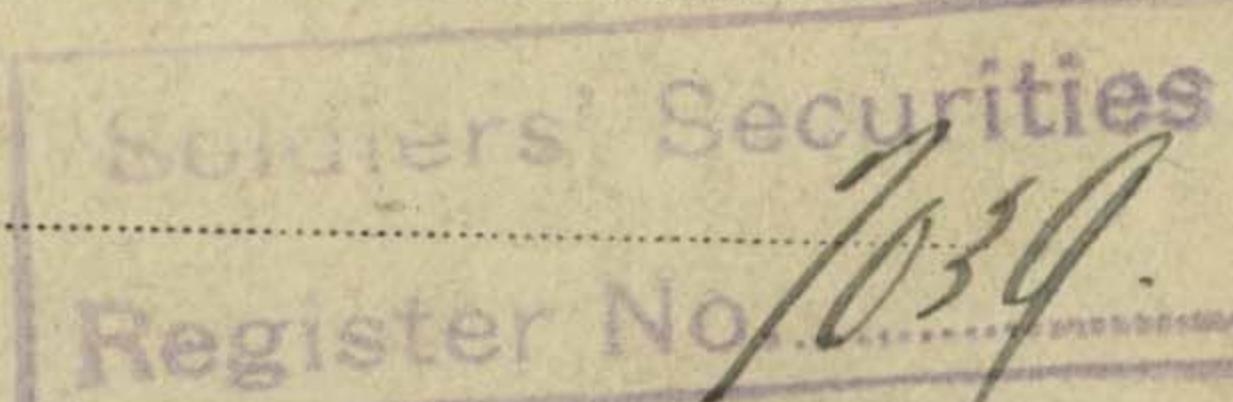
Name

James Dean

16206.11.0 advanced for Improvement
Repayable in 20 years by $\frac{1}{2}$ -yearly instalments
2 Clayton 19.2.23

Address

Narre Warren North



Occupation

Market gardener

Date of Lease

15th June 1920

Term

37 $\frac{1}{2}$

years.

1 year free

Purchase Money .. £ 147 : 14s. 8d. Rate of Interest .. 5 per cent.

Adjustment Amount } £ 2 : 14s. 8d.
(if any)

Balance of Purchase Money } £ 145 : 14s. 8d.
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

Bullerco.

Date 17/1/1/23

Approved by Gov. in Cl.

5-2-23

Ex. Cl. No.

23763

Gaz.

14-2-23

Page

588

Chartered

Melbourne 30/11/21

O.P.

N 195

L.P.

98

18533.

Mr. Densler

For C. Plan please

Melvin
14.5.21

O.B.

Certified Plan herewith.

Mr. McMillan

Y.G. Densler

18/1/22

15.7.21

15-6-26

Advance D.S.S. Acts
Lease required after Registration
Melbourne

GRANT FACING.

Melbourne (xm) District.

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

Corr. No. 321/12

Engrossment Register. 190	DEEDS BRANCH RECORDS.	Grant Register. Book 41 Page 187
GRANT SENT TO OFFICE OF TITLES. 25 MAY 1945		
Date _____ Officer <u>22</u>		

Final rent paid on (date) 16. 10. 44Scheduled (date) 1. 1. Purchase Money and Advances } Paid in full.LEASE OR CERT. OF TITLE LODGED BY lessee

LEASEHOLD TITLE
SEARCHED.
No dealings.
16.3.45

Name of Grantee James DeanAddress Narre Warren NorthOccupation, &c. Market-gardenerMonetary liability £ 141. 2. 3
Purchase Money (consideration) £ 141. 2. 3

D. H. D.
21.3.45

Classification _____ Depth limit 50 feet

Reservation of Petroleum and rights of access for same.

Special Condition _____

Area 10 acres 0 roods 38 perchesAllotment 46C

Section _____ Township of _____

Parish Narre WarrenCounty MorningtonDate of Grant 20. 3. 1945Charted. L.P. No. 98 O.P. No. N.19⁽⁶⁾Certified Plan N°32825 Diagram from PrintedDraughtsman W. R. Harris Date 22/3/45

Plan and Field-notes detached.

No. _____