

Application for Qualification Certificate to Apply for Crown Land.

(a) Insert name in full.

I, ^(a) Percy Pratt

(b) Give full Postal Address.

of ^(b) P. G. de laey Evans, Vervale, Vervale, Garfield, Victoria.

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 Farming

Area

Koo-wee-rup Swamp (up to 500 acres)

Locality

Vervale

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

Signed this

22

day of

May

191

9

Signature

P. Pratt

TO THE SECRETARY FOR LANDS,
MELBOURNE.

Received

23 - 5 - 19

Entered

23 - 5 - 19

Notice to attend

2 . 6 . 19

Date of Inquiry

19 . 6 . 19³

DECISION.

19 JUN 1919

Issue Passed

ADVISED

Certificate Issued

DECLARATION BY APPLICANT.

I, Percy Brath
of Verrale 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?	Age 30 $\frac{1}{2}$. Height 5' 10."
2. What is your Home State?	Victoria
3. Of what Naval or Military Force were you a member? Give Regimental Number and Battalion.	No. 12369. 10th Aust. Field Ambulance A. J. &
4. Where did you enlist?	Melbourne
5. Give place of residence for twelve months prior to enlistment.	South Canterbury, New Zealand
6. Where did you serve?	Egypt and 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?	Four years three months. July 10th 1919. Repatriation - (demobilisation) Egypt 5 months. France 2 yrs 3 mths. Stretchers bearer. Enteric fever, dysentery etc.
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.	None. Good
9. What was your occupation prior to enlistment? State period.	Farmer
10. What occupation have you followed since being discharged?	Discharge still pending
11. For what business or purpose do you intend to use the land for which you would apply?	Mixed farming
12. What farming experience have you had? Give particulars.	2 $\frac{1}{2}$ yrs. Western Australia, 2 $\frac{1}{2}$ yrs. Victoria, 2 $\frac{1}{2}$ yrs. New Zealand - all round experience - mixed farming, & wheat & sheep.
13. Have you any pension? If so, state amount.	No.
14. What is the amount of capital at your disposal, whether in stock, cash, or other amounts? Give full particulars.	£500 in sundry investments - war loan and other stocks.

QUESTION.	ANSWER.
15. Are you single, married, or a widower? ...	<i>Single</i>
16. Have you any dependants? Give particulars; also ages, sexes of any children.	<i>No.</i>
17. If married, has your wife any separate means? Explain fully.	—
18. Has your wife had any experience in farm life? If so, what?	<i>Intended wife is a farmers daughter.</i>
19. Have you applied for a Qualification Certificate in this or any other State? If so, with what result? If refused, state the reason.	<i>No.</i>
20. Have you obtained or applied for an advance from any State War Council?	<i>No</i>
21. If granted a certificate, do you intend applying for an advance?	<i>Yes</i>
22. What land (if any) do you hold or have an interest in?	<i>Nil.</i>

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.

Signature

Benny Brath

Declared at

Garfield

in the State of Victoria, this

22nd

day of

May

19*19*

, before me—

J. E. Christy

Justice of the Peace in and for the
Bailiwick of the State of Victoria, or Commissioner
for taking Declarations and Affidavits.

I certify that this declaration was read to the

Declarant in my presence this

day of

19*1*

Justice of the Peace in and for the
Bailiwick of the State of Victoria, or Commissioner
for taking Declarations and Affidavits.

* The Magistrate's or Commissioner's signature is only required here in cases where the applicant is a marksman and can neither read nor write.

THE DISCHARGED SOLDIERS SETTLEMENT ACTS.

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

Report on

Estate offered by

J. L. Williams
of the Vale of Glamorgan
Arrowmount Road65 acres, being Allotments 56.57.58 Section 20 Parish
and coloured blue and pink on accompanying plan. at foot hereof

Date of inspection	18 th June 1920
Distance from nearest market town ..	2½ miles Gonfield
Distance from nearest railway station ..	do do
Distance from seaboard	—
Distance from metropolis	46 miles
Description of roads leading to property ..	Good
Are adjoining lands occupied?	Land on North side unimproved
Is district agricultural, pastoral, or fruit-growing?	Agricultural & dairy farming
Ruling price of similar land in the locality ..	£30 per acre
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?	Portions would be wet and waterlogged after heavy rains
Depth and character of soil	Dark alluvial loam with a small mixture of gravel good quality
Character of subsoil	Dark alluvial clay

What is land chiefly adapted for? ..	Intense cultivation
Is the land healthy?	Yes
Area timbered and kind of timber ..	none
Area uncleared and cost of clearing same ..	about. 10 acres light. bit tree scrub. cost. 15/- per acre to clear
Area under grass and description of grasses ..	about. 15 acres chiefly rye grass & mixed clovers
Area cleared for ploughing	50 acres
Area that can be cultivated	whole area with a little additional clearing
Grazing capacity per acre	If well sown will carry a cow to 3 acres
Area under cultivation, and description of crops	11 acres Oats
Estimated yield per acre of crops	crops recently sown
Is land suitable for crops other than those grown? If so, specify	mostly strong agricultural land suitable for growing principal root. or cereal crops
Is land easily worked?	Yes
Stock on land at present	none
Is such stock in good condition?	—
Estimated rental value	32/6 to 35/- per acre
No. of paddocks	Eight

Fencing, chains and description, and value	70 Chains post & 425 wires @ 15¢ - \$52.10 50 " " 243 " @ 8¢ - \$20.00 \$72.10
Buildings, specifying value and condition of each	none
No. of dams and wells, and value	1 well & trough \$10.00
Permanent streams, springs, or other water supply	water obtainable by sinking 25 feet.
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	Temperate
Rainfall	35 inches
Facilities for obtaining firewood and fencing and building material	no timber on property but firewood & fencing material obtainable in immediate locality
Time present owner has held the land ..	13 years
Does owner reside on property? If not, who is in occupation, and under what tenancy and rental?	yes
Probable earnings per annum	\$350 to \$400
Could the property be readily sold or leased at your valuation in average seasons?	yes if not neglected
Demand existing for small farms in neighbourhood	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

VALUATIONS TO BE ON FREEHOLD BASIS.

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

60 acres good alluvial flat @ £ 33 per ac
5 " lighter soil along
fringe of flat @ £ 20 per ac

If an orchard property, state separately—

(a) Value of orchard ...

(b) Value of unplanted area ...

(c) Value of all improvements ...

Land £ 2080
Improvements 83
£ 2163

Opportunities for outside employment in neighbourhood

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

£ 2162.12.6 being an average of
£ 33-5-6 per acre for 65 acres

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

No crops included in
offer with land

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

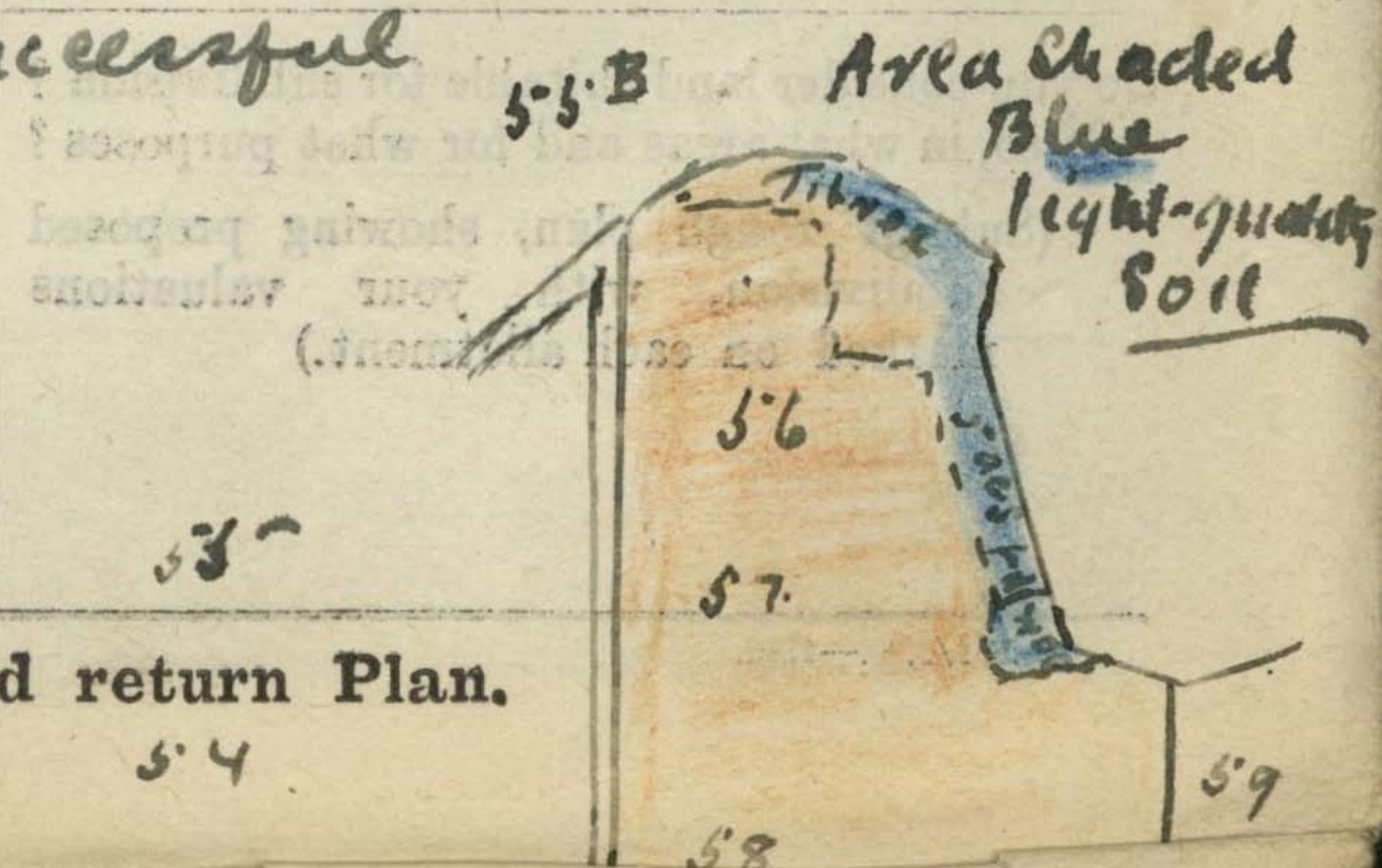
—

Indicate any special features and particulars which may be of value

GENERAL REMARKS

This property is situated on the northern edge of the Swamp Area. The land immediately adjoining on the north side is very inferior but this area is mostly reclaimed swamp land of very good quality, suitable for intense cultivation. I understand that the applicant has already purchased the adjoining land which, though inferior in quality, affords a good site for homestead buildings. With the exception of about 15 acres, this area has been cultivated, well subdivided, and appears to be sufficiently drained. The 15 acres is part cleared and part growing litree scrub and comprises an area along the North East boundary. This area is not difficult or expensive to clear, but some of the soil is inferior in quality. An industrious man should be successful on this area.

Attest
Proctor Valuer
21/6/20



Please sign Report and Parish Plan and return Plan.

20 purchase

MELBOURNE

No.

4913/86-6

James & Pratt

ESTATE.

21/2946

The Discharged Soldiers Settlement Act 1917.

Application for Selection Purchase Lease.
Conditional Purchase Lease.

Percy Pratt

Date received

Allots. 65 acres 56.5758 Sec. D roads 29 perches Parish Koo-weerup East

REPORT. Perwick Shire

Particulars required for Crown Lands.

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

five year term

ADVANCES.

CAPITAL VALUE { Land ... £ 1937.10.3
Improvements ... £
Total ... £ 1937.10.3

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

Principal payable on ... £ 2.10.3
Balance of Principal ... £ 1935
Half-yearly instalment ... £ 58.1/-

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

Wheat 4.7.21

Considered by the Inquiry Board held at Melbourne on

19 , and recommended that this application be granted

refused

J.W. Wuchatsch

9.7.21

L.W. for permit J.W. Wuchatsch



JUL 21 1921

27/7/21

Approved by LANDS PURCHASE BOARD, on

Schedule No. R

PERMIT DATED 15/9/1920

ISSUED

Noted by Draughtsman

Lease facing prepared

Noted by Ledger-keeper

Lease to bear date

This face not to be written on by applicant.

30/6/21
L.W.
9/7/21

O.B. Melbourne
25/7/21

SCHEDULE "C."

Discharged Soldiers Settlement Act 1917.

Application for a Lease.

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

I, Percy Brath of Garfield, Va.

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.
Koo-Mee-Bup Bosh	55a.56 57 + 58	D.	A. R. P. 650.29.	

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 Yes. 40 acres hill land adjacent.
If married, does your wife hold or has she an interest in any land? If so, give full particulars.	No
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 18 / 10 / 1920

Signature

Percy Brath

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

I, Percy Brath
of Garfield 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, £..... My liabilities are £.....

I propose to use the land for the purpose of Agriculture

I am prepared to enter into residence on the allotment within one 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.
1	Cows	...	10	0	0	Total Value of Assets	...	1140	0	0
4	Horses	...	60	0	0	My Liabilities consist of	...	-	-	-
-	Sheep	...	-	-	-					
-	Pigs	...	-	-	-					
	Other Stock	...								
	Cash in hand	...								
	Cash in Bank of	} C. S. B. State S. B. & Co. unsubsc'd London Bank	300	0	0					
	Farm Implements					...	150	0	0	
	Furniture	...	50	0	0					
	Land	...	250	0	0					
	Any other Assets	...	350	0	0					
	Total Assets	...	1140	0	0	Net Value of Assets	...	1140	0	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 Garfield
in the State aforesaid this
eighteenth day of October
in the year of our Lord, One thousand
nine hundred and twenty

Sign here
Percy Brath

John W Barker JP

Justice of the Peace or Commissioner for taking declarations

MELBOURNE

No.

4913
86.6

Discharged Soldiers' Settlement Act 1917.

DSL 2019

(CLOSER SETTLEMENT ACTS 1915.)

CONDITIONAL PURCHASE LEASE.

Farm

ALLOTMENT.

Recommended

J.W. Wuchatsch

Special Condition: 50 feet.

DEEDS
REGISTER

Book 13
Page 2

£ NIL

advanced for Improvements.
Repayable in 20 years by 1/2-yearly instalments

Name

Percy Pratt

Address

Garfield

Occupation

Farmer

Date of Lease

15-9-1920

Term

37 1/2

years.

1 year free

Purchase Money

£1937. 10s. 3d.

Rate of Interest

5

per cent.

Adjustment Amount
(if any)

£2. 10s. 3d.

Balance of Purchase
Money

£1935. -s. -d.

Balance of Purchase Money
with interest added

£4212. 8s. 9d.

in 72 instalments of £58. 1s. -d.

and a final instalment of £32. 16s. 9d.

First instalment due

15-3-22

Payable at

Melbourne

Allotment

56

Section

D

Parish

Koo-wee-rup East

County

Mornington

Area

65

ac.

0

r.

29

p. more or less.

Lease examined

Butler & Co.

Date

13 / 3 / 23.

Approved by Gov. in Cl.

27-3-23

Ex. Cl.

No. 23810

Gaz.

6-4-23

Page

992

Charted

18533.

March 11/21 O.P.

K 1183

L.P.

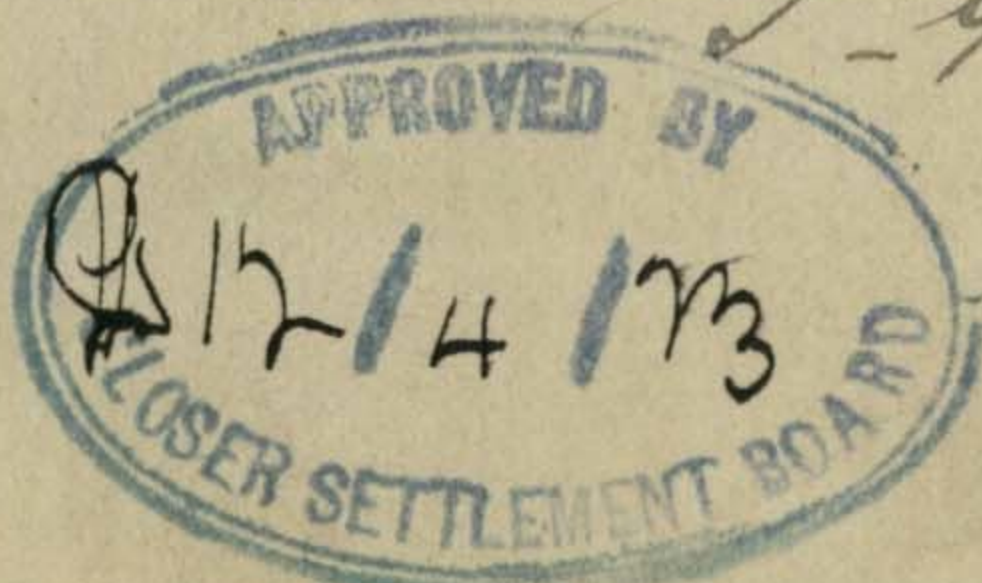
62 B

C.B. Certified Plan herewith.

J. G. Densten

25.11.21

15-9-21



Capital value
noted on DSL 2019
by EOL 17.3.22

Mr Densten

Please supply C.P.

Atch

7.9.21

GRANT FACING.**MELBOURNE** District.Corr. No. 1003
12

	£	s.	d.
Monetary Liability Purchase Money ...	<u>99</u>	<u>19</u>	<u>9</u>
Amount Paid ...	<u>85</u>	<u>19</u>	<u>8</u>
Monetary Liability Balance of Purchase Money ...	<u>14</u>	<u>-</u>	<u>1</u>
Interest ...			
Plan or Certificate Fee			
Grant Fee ...	<u>2</u>	<u>-</u>	<u>-</u>
Assurance Fund ...		<u>4</u>	<u>2</u>
Total ...	£ <u>16</u>	<u>4</u>	<u>3</u>

Engrossment Register. 3	DEEDS BRANCH RECORDS.	Grant Register. Book <u>42</u> Page <u>189</u>
GRANT SENT TO OFFICE OF TITLES.		
Date <u>13 SEP 1945</u>		
Officer <u>[Signature]</u>		

Date paid 30. 6. 45Final rent paid on (date) 30. 6. 45Scheduled (date) / / Purchase Money and Advances } Paid in full.Certified [Signature]
Checked [Signature]

LEASE OR CERT. OF TITLE LODGED BY

P. Pratt
3.7.45

Name of Grantee

Percy Pratt

Address

Garfield

Occupation, &c.

Farmer~~Monetary Liability~~
Purchase Money (consideration) £99. 19. 9Classification Swamp Depth limit 50 feetReservation of Petroleum and rights of access for same.Special Condition SwampArea 65 acres 0 roods 29 perchesAllotment 56Section D Township of Parish Koo-wee-rup EastCounty MorningtonDate of Grant 11th July 1945Charted. L.P. No. 628 O.P. No. K118(5)Certified Plan N^o 22557 Diagram from Print aDraughtsman W. L. Harris Date 17.7.45LEASEHOLD TITLE
SEARCHED.
No dealings.[Signature]
7.9.45[Signature]
13.7.45
Deeds
[Signature]
17/7/45
[Signature]

Plan and Field-notes detached.

No.