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GOVERNMENT GAZETTE

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THURSDAY, AUGUST 3.

[1911.

Closer Settlement Acts.

ALLOTMENTS IN THE BOISDALE ESTATE, NEAR MAFFRA, AVAILABLE FOR APPLICATION UNDER
CONDITIONAL PURCHASE LEASE.

THE several allotments included in the Schedule hereunder are declared available as Farm Allotments to be taken up on Conditional Purchase Lease. Applications must be made on the prescribed forms on or before Thursday, 17th August, 1911, and forwarded to the Secretary, Closer Settlement Branch, Lands Department, accompanied by the deposit, for the most valuable allotment applied for, as shown in Schedule hereunder. The deposit includes registration fee of 5s. and lease fee of £1.

A Local Land Board to deal with the applications will be held at Maffra on Thursday, 24th August, 1911, at 10 a.m.

The land will be sold subject to the following terms and conditions:—

The leases issued to successful applicants may be for such a term of years, not exceeding 31½, as may be agreed upon between the lessee and the Board.

An applicant may apply for more than one allotment, but will only be required to lodge one deposit, being the amount chargeable on the most valuable allotment applied for.

Only one allotment can be granted to any one person.

No conditional purchase lease of a farm allotment can be granted to any person who is already the holder of land of the value of £2,500 (township land excepted), or who would thereby become the holder of land exceeding such value.

Improvements to the value of at least two instalments of the purchase money must be effected on each farm allotment before the end of the first year from the date of the lease, and 10 per cent. of the purchase money before the end of the third year, and a further 10 per cent. before the end of the sixth year.

The lessee must reside on the estate. (Personal residence by a wife, or any child not less than eighteen years of age of lessee, may be considered personal residence by the lessee, with the approval of the Board.)

The lessee cannot transfer, assign, mortgage, or sublet the whole or any part of his allotment within the first six years of the lease.

The Crown grant may be issued to the lessee at the end of any half-year after the first twelve years have expired, on payment of the balance of purchase money.

The amount of deposit (less £1 5s.) will be deducted from the capital value, and the half-yearly instalments calculated on the balance of purchase money.

Payments in advance may be made at any time at the option of the lessee, and proportionate reduction of interest secured thereby.

The balance of purchase money, with interest at 4½ per cent., must be paid by 63 or a lesser number of half-yearly instalments, calculated according to any of the tables under Division 3 of Part I. of the *Savings Banks Act 1890 Amendment Act 1896*, the first of such instalments being payable six months after the date of the lease. Each instalment will include interest upon the balance of the purchase money remaining unpaid.

Each allotment will be enclosed with a substantial fence without additional expense to the purchaser.

The Board will, if the purchaser so desires, erect a good four-roomed house on any allotment which at present is without a house.

The price charged for same will be £150, and will be payable on terms extending over fifteen years in half-yearly instalments of £7 3s. 5d. each.

For a period of at least ten years, unless remission is given by the Agricultural Department, a minimum area of 10 acres shall be utilized for beet culture each year. The cultivation of the crop to be carried out to the satisfaction of the Agricultural Department. A system of three-course rotation to be followed (i.e., the 10 acres under beet in any one year shall not be put under beet again until the third year following) unless remission of this condition be approved by the Agricultural Department, and the whole resulting crop of manufacturable beet shall be supplied to the Maffra Factory, which will pay for same at a rate

per ton of topped clean roots delivered at the factory, such rate to be determined by the Factory Manager from year to year during the ten years or until this condition is remitted, which may be done at any time by the Board.

For the season 1911-12 the price of £1 per ton will be paid.

Plans and further information may be obtained from the Closer Settlement Branch, Crown Lands Office.

Department of Lands and Survey,
Melbourne, 3rd August, 1911.

HUGH McKENZIE,
Commissioner of Crown Lands and Survey.

BOISDALE ESTATE.

SCHEDULE OF ALLOTMENTS.

Subject to adjustment of Areas and Values.

Lot.	Area.	Price per Acre.		Capital Value.		Deposit (including Lease and Registration Fees).		Balance of Purchase Money.		Half-yearly Instalments.	
		£	s. d.	£	£	s. d.	£	s. d.	£	s. d.	£
1	39½	24	3 6	961	32	5 0	930	0 0	27	18 0	
2*	40½	24	3 6	1,266	37	5 0	1,230	0 0	36	18 0	
3	59	22	13 6	1,338	39	5 0	1,300	0 0	39	0 0	
4	44½	24	3 6	1,076	32	5 0	1,045	0 0	31	7 0	
5	41½	24	13 6	1,031	32	5 0	1,000	0 0	30	0 0	
6*	41½	24	13 6	1,271	39	15 0	1,232	10 0	36	19 6	
7*	41	24	13 6	1,252	38	5 0	1,215	0 0	36	9 0	
8	41	26	3 6	1,073	34	5 0	1,040	0 0	31	4 0	
9	48½	23	13 6	1,149	35	5 0	1,115	0 0	33	9 0	
10	45	24	13 6	1,111	34	15 0	1,077	10 0	32	6 6	
11	40	25	3 6	1,007	33	5 0	975	0 0	29	5 0	
12*	41½	24	13 6	1,266	39	15 0	1,227	10 0	36	16 6	
13*	44½	24	13 6	1,346	42	5 0	1,305	0 0	39	3 0	
14	44	24	13 6	1,086	34	15 0	1,052	10 0	31	11 6	
15	42	26	3 6	1,100	36	5 0	1,065	0 0	31	19 0	
16	40½	24	13 6	1,000	31	5 0	970	0 0	29	2 0	
17	40	24	13 6	987	30	15 0	957	10 0	28	14 6	
18*	50½	24	3 6	1,535	48	15 0	1,487	10 0	44	12 6	

* The capital value as shown above includes value of existing improvements as follows:—Lot 2, £280; Lots 6, 7, 12, 13, £240 each; Lot 18, £320.

Mr. Duncan Whyte, of Boisdale, Beet Farm Overseer, will show intending applicants over the property.