



# Government Gazette

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[1909.

### REGULATIONS FOR THE SALE OF SUBURBAN LANDS FOR CULTIVATION WITHIN APPROVED AREAS.

(Part IV. of "The Land Act, 1898.")

Department of Lands and Surveys,  
13119/98. Perth, 22nd September, 1909.

HIS Excellency the Governor in Executive Council has been pleased to approve of the following Regulations under Section 161 of "The Land Act, 1898," for the sale of Suburban Lands for Cultivation within approved areas, and to repeal those published in the *Government Gazette* of 9th July, 1909:—

#### REGULATIONS.

*Conditions of Sale of Suburban Lands advertised to be sold by auction at the day of , 190 .*

1. The land offered for sale is particularised in the notice headed "Land Sales," published in the *Government Gazette* of the day of , 190 , and will be sold subject to the terms and conditions of "The Land Act, 1898," and of these Regulations, and to a depth of feet below the natural surface.

2. The lots will be offered separately, and in such order as the auctioneer shall at the time determine.

3. The highest bidder shall be the purchaser, and if any dispute arise, the lot in dispute shall be put up again and resold.

4. Each lot offered shall be at the upset price, and, if no advance be made, the applicant for the same shall be declared the purchaser at that price; but if any advance be made, the highest bidder shall be the purchaser as aforesaid. Biddings shall advance at the rate of not less than Ten shillings when the upset price of the lot is £10 or under, or £1 if the upset price exceeds £10. Should the applicant not be the purchaser, his deposit will be refunded in due course.

5. The purchaser, shall, immediately upon the fall of the hammer, pay to the Minister for Lands or his agent a deposit in cash at the rate of 10 per cent. upon the total amount of the purchase money, unless he has already paid a sufficient deposit on application; and any such deposit shall be considered as payment of the purchase money so far as the same will extend. Should the purchaser fail to pay the deposit in cash as required, the purchase shall be void, and the lot may be offered again immediately for sale.

6. The balance of purchase money shall be paid to the Minister for Lands or his agent within ten years from the date of sale, by equal half-yearly instalments, on the first day of March and the first day of September in each year, as prescribed in Section 136 of "The Land Act, 1898," the Crown Grant fees being payable with the last instalment of purchase money: Provided that in no case shall any half-yearly instalment of purchase money be less than one pound: Provided also that nothing shall prevent the balance of the purchase money being paid at an earlier date should the purchaser so desire, but no Crown Grant shall issue until the Minister for Lands is satisfied that the prescribed conditions have been fulfilled.

7. In any case where the value of improvements on a lot is added to the upset price, and the lot is knocked down to any other person than the owner of such improvements, the value of the same shall be paid to the Minister for Lands or his agent immediately after the sale: Provided that if the improvements belong to the Crown, the value thereof, to be fixed by the Minister for Lands, will be added to the purchase money, and payment therefor may be made by instalments as aforesaid. Provided always that such improvements shall continue the property of the Crown until paid for, and shall not in the meantime be removed from the land: Provided also that until the purchase money has been paid in full, all improvements, including clearing, shall be efficiently maintained by the purchaser to the satisfaction of the Minister for Lands.

8. The purchaser shall, within two years from the date of sale, substantially fence in the whole of his land with a fence of the description prescribed by the said Act, and within three years shall plant in a *bona fide* manner as an orchard, vineyard, or vegetable garden, at least one-twentieth of the area, or otherwise clear and cultivate one-eighth of the said area and within six years shall similarly plant as aforesaid one-eighth of the whole area, or otherwise cultivate as aforesaid one-quarter of the whole area: Provided that the Minister for Lands may, if he think fit, dispense with the division fences between two or more adjoining lots purchased by one person, or may, if he think fit, accept other substantial improvements in lieu of fencing.

9. In default of payment of any one of the several instalments of purchase money within the times and with the fines prescribed by Section 136 of "The Land Act, 1898," or if the conditions as to fencing and cultivation have not been complied with within the times

prescribed, the land shall be absolutely forfeited, together with all purchase money and fees that may have been paid.

10. Immediately after the sale the purchaser shall declare the full name, address, and calling of the person in whose name he requires the Crown Grant to issue, and the same shall be inserted in the form of application to purchase.

11. On payment of the final instalment of the purchase money, provided that all the conditions of fencing and cultivation have been complied with, and the said fencing and cultivation maintained, a Crown Grant shall be issued on application and payment of the prescribed fee of Thirty shill. 3s.

R. CECIL CLIFTON,  
Under Secretary for Lands.

TOWNSITE OF DENMARK.

Wilson Inlet—Plantagenet District.

Department of Lands and Surveys,  
Perth, 22nd September, 1909.

IT is hereby notified, for general information, that His Excellency the Governor in Executive Council has been pleased to approve of the Crown Lands, described hereunder, being set apart as Town and Suburban, to form a Townsite in the Plantagenet District, and situated on the shores of Wilson Inlet, hereafter to be known and distinguished as "Denmark."

Bounded by lines starting at the North-East corner of Plantagenet Location 2035, and extending West along its North boundary to the East side of Location 646, thence North to the North-East corner of the latter

and West along its North boundary and part of the North boundary of 647 to a South-East corner of Location 1974, thence in a Northerly direction to its North-East corner and West to the South-East corner of Denmark Lot 617, thence North along its West boundary and the production North of the same to the South boundary of Lot 334, thence South-Westerly along said boundary to the South-East corner of Lot 337, North to its North-East corner and West to the South-East corner of Lot 336, thence North along the latter's East boundary and its production North to the South boundary of Lot 351, and Westerly along said boundary and the Southern boundaries of Lots 354, 355, and 356 to the latter's Western corner. Thence passing along the Northern boundaries of Lots 356, 355, 353, 352, 348, 370, 371, 372, and 373 to the latter's North-East corner, and Northward passing along the Eastern boundary of Lot 374 to a point situate West of the South-West corner of Lot 613, thence East to said corner and along the South boundary of the latter to its South-East corner, thence South 7 chains 63.8 links to the North-West corner of Location 2046, and continuing South along the West boundary of said Location 2046 and those of Locations 2300 and 547 to a point in prolongation South of the latter's West boundary, situated on the North boundary of Reserve 2005, thence East and South along its North and East boundaries respectively, and South along the West boundary of Location 548 and its production South to the right bank of the Denmark River, thence South-Easterly along said bank to High Water Mark on Wilson Inlet. Thence South-Westerly along said High Water Mark (Wilson Inlet) to a point East of the starting point, and thence West to the latter. (Plan 452/80.)

R. CECIL CLIFTON,  
Under Secretary for Lands.

LOTS OPEN FOR SALE.

Department of Lands and Surveys,  
Perth, 22nd September, 1909.

IT is hereby notified, for general information, that the undermentioned lots will be thrown open for sale, by order of the Hon. the Minister for Lands, under the conditions specified, by public auction, as provided by "The Land Act, 1898," at Denmark on the 27th October, 1909, on the arrival at Denmark of the special train from Albany, at the following upset prices:—

Corr. No.	Town.	Nos. of Lots.	Conditions.	Upset Prices.	Remarks.
6225/09	Denmark .. ..	319 .. .. .	Suburban for Cultivation	£35	These lots are sold subject to the Regulations for Suburban Lands for Cultivation, as published in this issue of the <i>Government Gazette</i> . Lots 307, 332, and 335 have been Excepted from Sale as Reserve 12383. Lots 314 and 315 are sold subject to £10 each for improvements. No license for the sale of intoxicants will be granted within the Denmark Estate, of which this forms a portion.
		360 .. .. .		£40	
		302, 303, 304, and 359		£45 each	
		317 and 318 .. ..		£48 each	
		361 .. .. .		£50	
		305, 308, 314, 315, and 316		£55 each	
		301, 324, 358, and 367		£60 each	
		306, 309, 325, and 362		£70 each	
		310, 363, and 364 ..		£75 each	
		312, 313, 333, 357, and 366		£80 each	
		311 .. .. .		£85	
		334 .. .. .		£121	
		365 .. .. .		£125	
		373 .. .. .		£150	
		369 and 371 .. .. .		£160 each	
		372 .. .. .		£170	
		368 .. .. .		£208	
		352 .. .. .		£220	
		349 .. .. .		£278	
		351 .. .. .		£296	
		354 .. .. .		£305	
355 .. .. .	£373				
370 .. .. .	£380				
348 .. .. .	£386				
350 .. .. .	£400				

Plans showing the arrangement of the lots referred to will shortly be obtainable at this office, and the office of the various Government Land Agents.

R. CECIL CLIFTON,  
Under Secretary for Lands.

LOTS OPEN FOR SALE.

Department of Lands and Surveys,  
Perth, 22nd September, 1909.

IT is hereby notified, for general information, that the undermentioned lots will be offered for sale, by order of the Hon. the Minister for Lands, under the conditions specified, by public auction, as provided by "The Land Act, 1898," at Denmark, on the 27th October, 1909, on the arrival at Denmark of the special train from Albany, at the following upset prices:—

Corr. No.	Town.	Nos. of Lots.	Conditions.	Upset Prices.	Remarks.
6225/09	Denmark .. ..	6 .. .. .	Town .. .. .  These lots are sold subject to the conditions that, until the full purchase money is paid, purchasers are prohibited from removing or otherwise interfering with any of the buildings or improvements existing on any block without the special sanction of the Hon. Minister for Lands. Also that all sales are made subject to any existing weekly tenancies.	£700	Lots 47, 48, 70, have been "Ex-cepted from Sale" as Reserve 12383. Lots 7 to 20, inclusive, 91, 112, 116, have been temporarily Reserved.  No licenses for the sale of in-toxicants will be granted within the Denmark Estate, of which this forms a portion.
		97 .. .. .		£200	
		26 .. .. .		£130	
		25 .. .. .		£120	
		24, 27, 28, 29, and 101		£100 each	
		31, 34, and 38 .. .		£80 each	
		30, 32, 33, 35, 55, and 106		£75 each	
		39, 103, 104, and 105		£70 each	
		37, 43, and 54 .. .		£65 each	
		36, 98, 99, 111, and 115		£60 each	
		46, 57, 58, 60, and 61		£55 each	
		44, 45, 50, 51, 52, 53, 59, 66, 69, 75, 76, 107, 108, 109, 110, 113 and 114		£50 each	
		73, 74, 77, and 96 .. .		£45 each	
		62, 63, 64, 65, 67, 68, 78, 79, 84, 87, 88, 92, 93, 94, and 95		£40 each	
		49, 85, 86, and 89 .. .		£35 each	
		71, 72, 80, 81, 82, and 83		£30 each	
		117, 118, and 120 .. .		£20 each	
		119 .. .. .		£15	

Plans showing the arrangement of the lots referred to will shortly be obtainable at this office and the offices of the various Government Land Agents.

R. CECIL CLIFTON,  
Under Secretary for Lands.

LOTS OPEN FOR SELECTION.

Department of Lands and Surveys,  
Perth, 22nd September, 1909.

IT is hereby notified, for general information, that the undermentioned lots will be thrown open for selection under the conditions specified, as provided by Part IX. of "The Land Act, 1898," at the following prices, on and after 29th October, 1909:—

Corr. No.	Town.	Nos. of Lots.	Conditions.	Upset Prices.	Remarks.
6225/09	Denmark .. ..	320, 321, 322, and 323	Working Men's blocks	£60 each	No licenses for the sale of in-toxicants will be granted within the Denmark Estate, of which this forms a portion.
		326 .. .. .	do. do.	£28	
		327 .. .. .	do. do.	£25	
		328 .. .. .	do. do.	£22	
		329 .. .. .	do. do.	£22	
		330 .. .. .	do. do.	£20	
		331 .. .. .	do. do.	£22	

Plans showing the arrangement of the lots referred to will shortly be obtainable at this office and the offices of the various Government Land Agents.

R. CECIL CLIFTON,  
Under Secretary for Lands.

LANDS OPEN FOR SELECTION.

Denmark.

Department of Lands and Surveys,  
Perth, 22nd September, 1909.

IT is hereby notified, for general information, that the rural lands in the vicinity of Denmark, Plantagenet District, will be thrown open for selection on and after 29th October, 1909, full particulars of which will be advertised later.

R. CECIL CLIFTON,  
Under Secretary for Lands.

PERTH.

October 1st.—At this Office: Baker's Hill Sub. \*31, 15 acres Or. 5p., £15; \*32, 13 acres 3r. 16p., £14; \*33, 15 acres Or. 6p.; 34, 14 acres 3r. 39p., £15 each. Child-low's Well Town 160, 3 roods, £5; 250, 1 rood 35½p., £8; Sub. \*272, 4 acres 3r. 39p.; \*274, 5 acres, £12 10s. each. Gingin Sub. \*63, 1 acre, £10. Parkerville Sub. \*198, 11 acres 3r. 10p., £20; \*238, 5 acres 2r. 19p., £13. Wungong Sub. \*2, 5 acres Or. 2p., £24; \*20, 5 acres, Or. 3p., £32; \*56, 5 acres, £16; \*57, 3 acres 3r. 39p., £13; \*58, 5 acres, £16. Lion Mill Sub. \*84, 4 acres 1r. 10p., £10.

\* Suburban for cultivation.

Plans and further particulars may be obtained at this Office.

N.B.—Land sold to a depth of 200 feet below the natural surface.

R. CECIL CLIFTON,  
Under Secretary for Lands.

GOVERNMENT LAND SALES.

Department of Lands and Surveys,  
Perth, 16th September, 1909.

THE undermentioned Allotments of Land will be offered for Sale, at Public Auction, on the dates and at the places specified in the Schedule below, at 11 o'clock a.m.:—