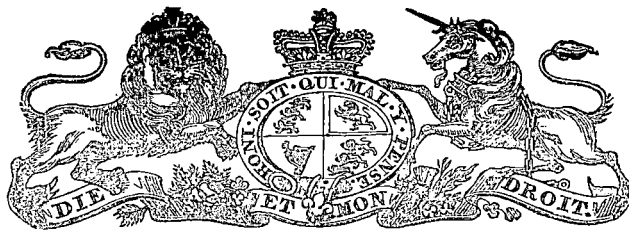


(No. 155.)



1891.

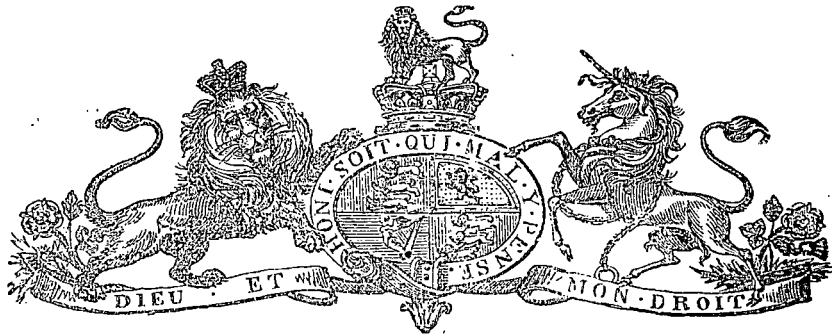
PARLIAMENT OF TASMANIA.

DERWENT PARK ESTATE :

CORRESPONDENCE *RE* PURCHASE BY GOVERNMENT.

Return to an Order of the Legislative Council. (Mr. Crosby.)

Ordered by the Legislative Council to be printed, November 11, 1891.



SITE FOR RAILWAY WORKSHOPS.

Hobart, 11th September, 1891.

SIR,

HAVING only to-day made arrangements with the owners of Derwent Park, I can offer you land in the South Glenorchy District for your Public Works Scheme, on the following very advantageous prices, and in highly suitable positions:—1. One hundred and ninety acres on the Derwent Park Estate, with a deep water frontage all round it, with Risdon Jetty and another private one upon it, with the best stone quarries in Southern Tasmania now working on it, and with Hobart water laid on within cooe of it. It would thus be admirably suited for your gaols (with stone, &c. upon it to build them), for the slaughter-houses, yards, and paddocks, with Risdon Ferry upon it and good roads, and the new road from the Glenorchy siding will bring the railway within a mile of it; also for cheap residence areas (£35 an acre against Mr. Bond's £50) for your railway men, as it is within half a mile of the Glenorchy site. A branch rail could be run round from the railway for slaughter-houses and gaol purposes, at a very small cost. 2. A 20-acre block, close to Cooley's, the best site for your railway workshops in Tasmania, with any quantity of good water laid on free from the New Town Creek, and Hobart water also laid on with pressure for hydraulic works, &c. The drainage is, according to Mr. Huckson's report, "all that can be desired," and good foundations for buildings, steam-hammer, &c., and the railway runs through it on the same level. Terms—I will give you free this 20-acre block for railway workshops if you will give me £35 an acre for 190 acres at Derwent Park; or, I will sell you the 20 acres at £75 an acre, and 190 acres at Derwent Park for £27 an acre. This offer is guaranteed for 14 days only.

Your obedient Servant,

H. BENJAFIELD.

The Hon. P. O. Fysh, Premier.

Hobart, September 24th, 1891.

SIR,

Re my offer of Derwent Park and other land for your public works, which offer expires to-morrow. But supposing you have been too occupied with Bank affairs to attend to it, I have communicated again with the owners in Melbourne, and obtained an extension of time till October 16th. I shall be glad of some reply by the 12th or 13th, as a syndicate has been proposed to buy it in case you refuse.

It has been reported that I was trying to make a lot of money out of it, but you can have Messrs. Dowdell's letter, who interviewed the owners in Melbourne, or see Messrs. Crisp & Crisp's letter, both of which demand £5000 nett. The extra I ask is just about enough to pay agents' commissions; and this price is £1000 less than it has cost Staples. As mentioned in my first offer, I am quite willing to treat with the Government for Derwent Park at £27 an acre, quite independent of any of my own, especially as excellent sites for the Railway Workshops could be found upon it, with deep-water frontage.

Yours obediently,

H. BENJAFIELD.

Hon P. O. Fysh, Premier.

I strongly recommend that this property be secured at once.

A. INGLIS CLARK.
16th October, 1891.

To the Hon the Premier.

I concur in this.

B. S. BIRD.
16. 10. 91.

Recommended to the attention of the Hon. the Minister of Lands and Works.

P. O. FYSH.

I intimate acceptance of offer to Dr. Benjafield £5000 (190 acres at £27) for Derwent Park to-day.

ALFRED T. PILLINGER.
16. 10. 91.

Public Works Office, Hobart, 16th October, 1891.

SIR,

IN connection with your letter of 24th ultimo, addressed to the Hon. the Premier, I beg to inform you that the Government are prepared to accept your offer for sale of 190 acres (more or less) of land (Derwent Park), for the sum of £27 per acre.

Will you be good enough to advise this Department of the solicitor from whom information as to title deeds may be obtained, so that the Crown Solicitor may be instructed to prepare conveyance?

I have, &c.

ALFRED T. PILLINGER,
Minister of Lands and Works.

Dr. H. BENJAFIELD, Hobart.

Public Works Office, Hobart, 23rd October, 1891.

MEMORANDUM.

PURCHASE OF DERWENT PARK, NEW TOWN.

THE Government having decided to purchase the property known as Derwent Park, New Town (see copy of letter to Dr. Benjafield herewith), will the Crown Solicitor be good enough to correspond with Messrs. Crisp & Crisp, Solicitors, with reference to title deeds, and arrange for preparation of conveyance?

The Crown Solicitor, Hobart.

W. SMITH, *Secretary Public Works,*
for Minister of Lands and Works.

Hobart, 28th October, 1891.

DEAR SIR,

Re DERWENT PARK.

WE have supplied the Crown Solicitor with the usual abstract of title as demanded by him, but this afternoon had it returned because it does not disclose a title in you, from whom the Government purchased. The Crown Solicitor requires the land conveyed to you in the ordinary course. As our clients are anxious to get this matter settled, we would be glad to see you on the subject.

Yours truly,

CRISP & CRISP.

To Dr. H. BENJAFIELD, Hobart.

Stone Buildings, Hobart, 29th October, 1891.

DEAR SIR,

Re DERWENT PARK.

DR. BENJAFIELD informs us, in answer to yours herein, that he has arranged with the Lands and Works Department that the matter can be settled without a conveyance to him, and that the Chief Clerk of that Department will see you on the subject this morning.

We shall be glad to hear from you on the subject at once, as we desire matter settled without delay.

Yours truly,

CRISP & CRISP.

E. D. DOBBIE, Esq., The Crown Solicitor, Hobart.

Stone Buildings, Hobart, 3rd November, 1891.

DEAR SIR,

BENJAFIELD TO HER MAJESTY.

HEREWITH draft surrender approved.

Our client instructs us that the Minister has arranged not to require possession, but to take surrender subject to present tenancy.

The Land Tax will be apportioned, and we will undertake to pay the usual local rates.

Yours truly,

CRISP & CRISP.

E. D. DOBBIE, *Esq.*, *Crown Solicitor.*

REFERRED to Director of Public Works on the question of tenancy. If the land is accepted subject to the tenancy, such tenancy should be ascertained, and the terms thereof concurred in by the tenant in possession.

EDW. D. DOBBIE.
3. 11. 91.

T A S M A N I A .

THE GOVERNMENT OF TASMANIA Dr.

TO THE CROWN SOLICITOR.

£ s d

1891.

Dr. Benjafield to the Queen.

6 November.

To purchase-money in respect of Derwent Park at Glenorchy (192a. 2r. 5p.),
at £27 an acre.....

5198 6 10

Amounting to Five thousand one hundred and ninety-eight pounds six shillings and tenpence.

E. D. D.