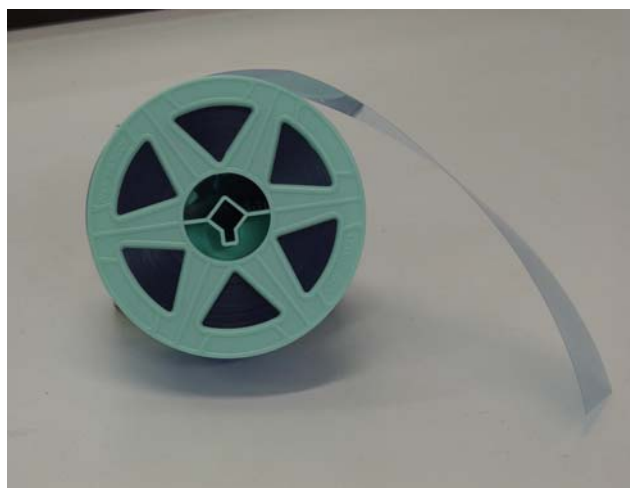




Muswellbrook Shire Council historical records

'the eighteen reels'

Details of microfilm records and a guide to early local
government records



Compiled by
Bill Spicer
Executive Officer
December 2006

About the author

Bill Spicer

Bill commenced his local government career with Tamworth City Council in 1966. After 18 years at Tamworth, Bill commenced working for Muswellbrook Shire Council as Accountant in May 1984. A promotion to Deputy Shire Clerk in 1988 saw Bill leave his beloved accounts to take on the challenge of administration. It was during this time he became interested in the history of the Shire and conservation of many of the Shire's records.

In 1991 Bill completed the work "121 - a history of the boundary changes in Muswellbrook Shire".

'the eighteen reels' was produced to assist those taking an interest in viewing some of the Council records.

Muswellbrook
December 2006

Disclaimer

Every effort has been made to establish references in this document. Footnotes have been attached to the main areas of work used. Full details are enclosed in the references.

Produced by Muswellbrook Shire Council
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IT Department (for which I thank them)

'the eighteen reels'

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Introduction

'the eighteen reels' represents a microfilm copy of one of the main records of local government in the Muswellbrook Shire i.e. rate books. This document attempts to describe the records contained on each reel. Also included are terms used throughout the council records and some of the history of local government generally, Muswellbrook Shire area in particular. The records date from 1870 to 1954.

The microfilming was undertaken in 1994/1995.

Accompanying this document is an A3 folder containing larger copies of maps and documents. The document is also available in electronic (PDF) format.

Challenge

Whilst the information to be gained from these records is potentially great, a challenge exists in locating properties. This is due to the lack of maps showing street addresses. Properties are listed under street names in some sort of order. It may be necessary to link to the deposited plan (DP) for the area to locate properties. See example on page 29.

Map inventory

A map inventory needs to be developed as stage 2 of this project.

Some terms used in New South Wales

While New South Wales was divided into counties in the early days of the colony, often preceding European settlement, hundreds, parishes and counties became dead letters for most purposes other than the registration of land ownership, which, under the Torrens title system, is centralised in the state capital of Sydney. Sydney lies in the County of Cumberland.

Local government is organised as municipalities for urban areas, and shires for rural areas. Large urban areas are called "cities".¹

Note: hundred is a geographical subdivision used in Scotland, Scandinavia and South Australia.

¹ From Wikipedia, the free encyclopedia

History of local government in the Muswellbrook area.

Council records commence with the establishment of local government in the Muswellbrook district in 1870.

The Muswellbrook (or Musclebrook as it was originally known) Municipal Council was established in 1870. The name was officially changed from 'Musclebrook' to 'Muswellbrook' in 1949.

In 1905 there were approximately 200 municipal councils in existence including Aberdeen, Scone and Singleton. As the population of rural areas increased, the Government enacted the Shires Act in 1905. This Act saw the establishment of 134 Shires bringing the total number of councils in NSW to 330. This number has been reduced to 152 in 2006.

As part of the implementation of the 1905 Act, the Government determined boundaries, named the areas, established temporary Councils to prepare for elections of the newly established Shires. The Government assigned the name "Wybong" to the newly created area.

The temporary council held its first meeting on 14th June 1906. The first Council election was held on the 24th November 1906. The first meeting of the Wybong Shire Council was held on Saturday 8th December, 1906. A month later, at the 7th Meeting of the Council, held on 31st January, 1907, it was resolved to request the Government to change the name to Muswellbrook Shire as "Wybong is very misleading as it forms only a small portion of the Shire and Muswellbrook is more suitable in every way and it is the general wish that the name be altered."

The Muswellbrook Shire Council continued to operate in Muswellbrook until 1967 when the Council decided to move to new headquarters in Denman. At the same time it was decided that the Council would be renamed 'Denman Shire Council'. The name was officially changed in 1968.

The Denman Shire Council and the Muswellbrook Municipal Council amalgamated on 1st July 1979 and was renamed 'Muswellbrook Shire Council'. At the time of amalgamation, a 'provisional' council was formed until a new council was elected at the triennial elections held in September, 1980. The provisional Council consisted of 7 Alderman from the Municipal Council and 5 Councillors from the Denman Shire Council.

In 1986, the Muswellbrook Shire Council moved from premises in Queen Elizabeth II Square to a new administration centre in Maitland Street, Muswellbrook.

The 1993 Local Government Act brought about numerous changes including;

- The removal of municipal and shire from Council's name.²

² This was reversed by the Government following strong representation from Councils in 1994

Names of council areas

Municipality

A municipality is an administrative entity composed of a clearly defined territory and its population and commonly referring to a city, town or village or a small grouping of them. A municipality is typically governed by a mayor and a city council or municipal council.

Municipalities are not necessarily the same as townships. A municipality is a general-purpose district, as opposed to a special purpose district (United States).³

Boroughs

The Municipalities Act of 1867 declared the existing thirty-five municipalities legally constituted as boroughs... The Act also provided "Any city, town or metropolitan suburban or populous country district, containing a minimum population of 1,000 and a maximum area of nine square miles, no point of which was more than six miles from any other, could be proclaimed as a borough.

Boroughs were later to be called municipalities with the Local Government Extension Act 1906.⁴

Municipal district

The Municipalities Act of 1867 also defined that 'for a municipal district the respective qualifications were a minimum of 500, a maximum area of fifty square miles, no point of which was to be twenty miles from any other.'⁵

It is interesting to note on Reel 1 that the records are referred to as the Municipal District of Muswellbrook.

Shire

The term Shire refers to "an area of land delineated for the purpose of local government, usually larger than that designated as a town, municipality or borough and, at least originally, more sparsely populated"⁶

³ From Wikipedia, the free encyclopedia

⁴ A History of Local Government in NSW Larcombe Volume 2 p158

⁵ ibid p158

⁶ Macquarie dictionary

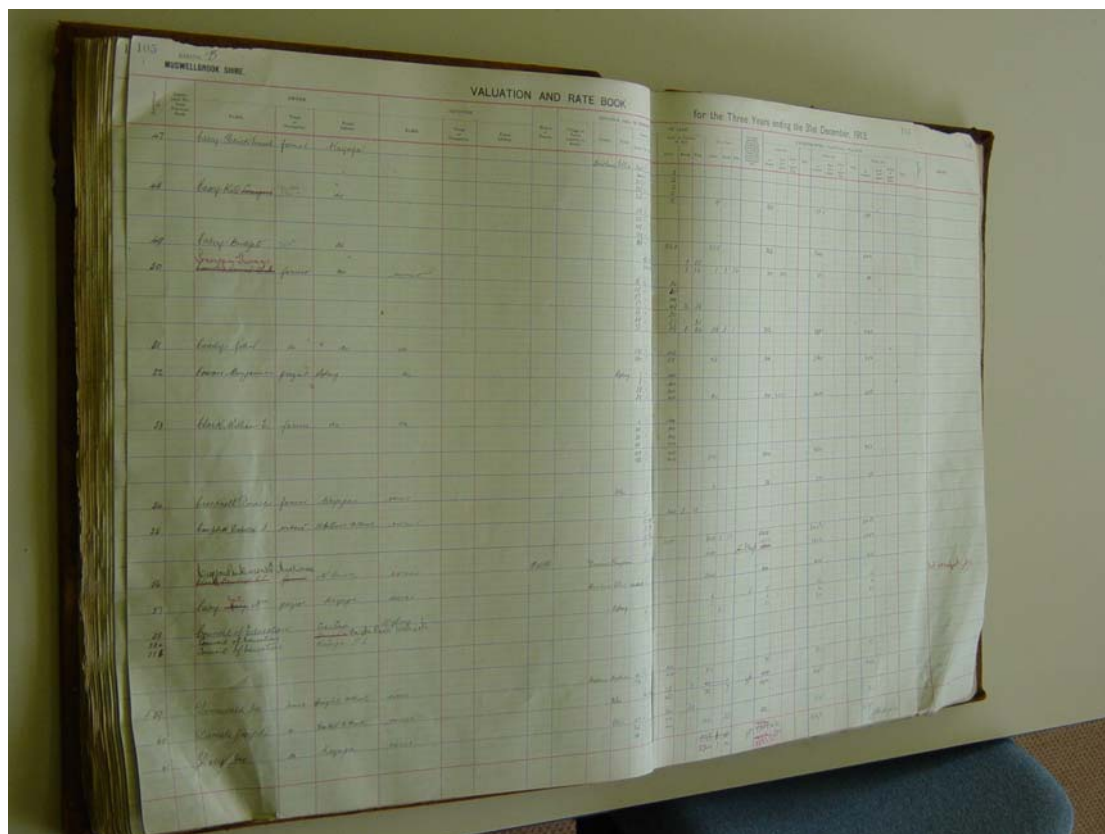
Valuation and Rate Books

The rate books

The rate book was, and still is, a major record of a council. The rate book is used to record details of rates levied on property. Rates are the traditional major source of income for councils. The rate book is sometimes referred to as the valuation and rate book.

For many years, the rate books recorded details over a three year period. This coincided to the term of Council's under the Municipalities Act of 1858 which was three years.

The original books are various sizes and thicknesses. Some tomes measure 60cm x 50cm x 8cm and are relatively heavy. They are hard covered with sown pages. The condition of the volumes ranges from extremely fragile to reasonably good condition.



First opening: The first opening generally shows the following information

Left hand page

Valuation number	Street or property address	Occupier's name	Lessee's name	Owner's name/ Description of property
------------------	----------------------------	-----------------	---------------	---------------------------------------

Right hand page

Further property	Valuations of	The rate in the
------------------	---------------	-----------------

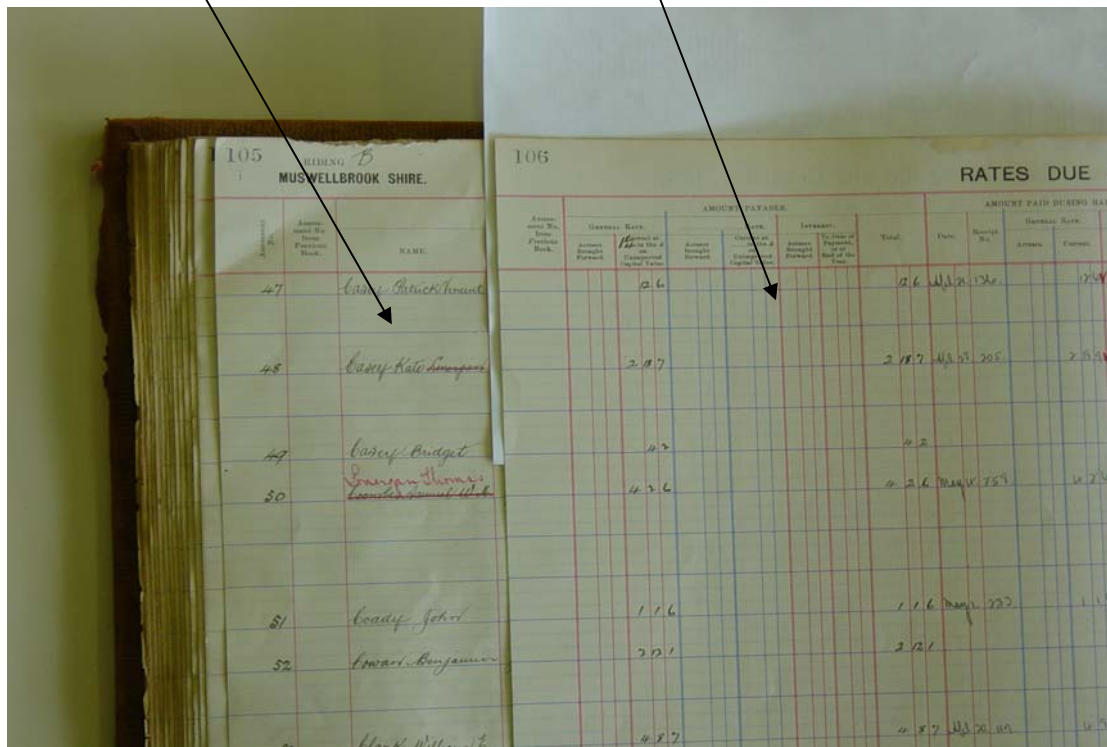
description	property over 3 year period	pound
-------------	-----------------------------	-------

Second opening

The right hand page is narrower than the left hand page. This is to allow the information on the second page to be aligned with the first three columns of the opening page. This format allowed staff at the time to record details against a property without the need to rewrite a lot of detail which in many cases didn't change in the three year period of the Council.

Details of Owner, location and description

Details of rates charged and payments made



The second, third and fourth opening record the following details for the three year period.

Rates levied	Payment details	Arrears	Observations
--------------	-----------------	---------	--------------

Each opening shows the full details for each calendar year.

Rating

Rates are a property tax. "From the establishment of the first statutory provision for the creation of a local government body, the City of Sydney Incorporation Act, 1842, councils have relied continuously on property based charges for the bulk of their revenue. Time and a number of Inquiries have failed to come up with an acceptable alternative.

....The functions of local government were related almost exclusively to the provision of basic infrastructure which significantly enhanced the value of property. The ownership of property, and land, reflected to a marked degree, a person's wealth (whether gross or net), representation on council was directly linked with the ownership of property and the theory "no taxation without representation" was clearly observed through the entitlement to vote"⁷

There are two elements in the local government rate setting process. First, there is the process of property valuation. Secondly, there is the determination of the ad valorem ('at value') rate levied on the value of the property by the council.⁸

Explanation of rate calculation

To determine the amount of rates charged on a property, an amount in the currency (e.g. pence) is determined by Council and multiplied by a value determined for the property (e.g. UCV, ICV or AAV). Therefore, sixpence in the pound on the assessed annual value of twenty pound resulted in rates of ten shillings. See worked example on page 35

'Under the Municipalities Act 1842....Councils were to be for a term of three (3) years and were to be financed by a property rate (maximum of 1 shilling in the pound on the assessed annual value). Special rates were permissible for water, sewerage and street lighting.

The powers of councils related to the provision of roads, bridges, wharves, jetties, street lighting, water and sewerage services, plus public hospitals, cemeteries, asylums for destitute children, parks gardens and libraries.

In 1867 the Municipalities Act was passed which provided, inter alia, wider powers and varied the revenue sources of district councils. The provision of public baths, infant's schools and free libraries, licencing of public vehicles and control of noxious weeds were added. The special rating power was extended to include libraries and infants schools.

⁷ the Oakes report

⁸ ibid p19

Under the Shires Act of 1906 'Rates were to be the principal source of revenue and were to be based on the unimproved capital value of land, a maximum of 1 cent (sic) in the dollar of U C V.'⁹

Valuations

(Note. The information provided below is of a general nature and presented to allow a better understanding of the records).

'Currently, the Department of Lands is responsible for determining land values on behalf of the Valuer General. Land value refers to the monetary value of the land only and does not include the value of the home or other structures on the land. Land value is used by local councils and the State Government to calculate rates and taxes.

DATE VALUED	AREA OR DIMENSIONS	UNIMPROVED VALUE	IMPROVED VALUE	REMARKS
1.12.25	33' x 85'	99	275	REVAL.
1/5/27	" "	99	275	REVAL.
1/6/30	" "	99	275	REVAL.
11-11-31	" "	99	225	Reval.
15-8-33	" "	99	225	Reval.
20-8-36	" "	99	225	Reval.
9-1-39	" "	99	200	Reval.
24/2/42	" "	99	200	Reval.
1.2.45	" "	99	300	Reval.
12.1.48	" "	107	325	Reval.

DESCRIPTION OF LAND AND LOCALITY: STREET PARK, SIDE S, CAMBRIDGE

DESCRIPTION OF IMPROVEMENTS: D.F.B. CTGE. THREE RMS K&O. IRON ROOF. DET. W.B. ROOM. WORKSHOP as at 7.2.45 Ren & Painted.

Example on Records website

Valuations undertaken by the Department of Lands on behalf of the Valuer General, for rating and taxing purposes are made under the Valuation of Land Act 1916. Prior to this act, land valuation was not confined to the Land Valuation Branch with valuers of land appointed under the Real Property Act 1862, valuers employed by local councils after 1906 and a valuation unit in the State Land Tax Office. Many land valuations made by these newer agencies were inconsistent and inequitable and by 1916 there was a desire to reduce the overlapping and duplication of land valuation work by appointing a single authority. The Valuation of Land Act 1916 provided for the appointment of a Valuer General and for the establishment of the Department of Valuer General to bring uniformity to valuation activity. The valuations to be determined would

⁹ ibid p16

become the basis of rating, stamp duties, death duties and land resumption'.¹⁰

Revision (or Appeals) Court

Municipal Appeals Courts dealt with appeals against valuations.

A list of appeals register was maintained by the Muswellbrook Municipal Council. Extracts from the register are shown opposite. The matter was also considered at a meeting of the Council.

*Muswellbrook Municipal Council Minutes
Special Council meeting Monday 29th May 1916*

*Appeal General Rates
From Samuel Hill assessment no. 561
Government Lease for Brickmaking
Application to reduce unimproved CV from £180 to £70
Reason: Don't make sufficient bricks*

*Moved by Ald Barrett that the Council uphold the appeal and the Town Clerk be authorised to accept the same to have the amount reduced to £70 when the Appeal Court is being held. Seconded by Ald Weidmann.
Carried*

(Further)The water rates to be cancelled on account of no frontage to property therefore not rateable. Carried

an aside

Former Muswellbrook Municipal Council Deputy Town Clerk, Mr. L.P.Nowland informed me that the brick works were located east of Queen Street near the intersection with King Street (between the rifle range and the gate). Several dams were located behind the brickworks to provide water. Some of the clay used was obtained from Possum Gully.

An extract from the Armidale Council records follows;

A local Municipal Appeals Court to deal with church appeals was held in Armidale in October 1908. That month the magistrate Lawson adjourned the court and stated 'he had been especially requested ... to defer his decision until the decision pending in a certain Supreme Court was given'.¹¹ Similar action was taken in courts throughout the state. That December, the mayor reported to council that the Appeal Court had decided in favour of churches in appeals against rating of church properties. In line with the recent Act, J.A. Glass, hon secretary of the Presbyterian Church applied for and was granted a refund of £2 for rates paid on the old parsonage in February 1909.

¹⁰ http://www.records.nsw.gov.au/archives/archives_in_brief_109_11007.asp

11 This extract further demonstrates matters considered by the Courts. The reference to footnote 11 should be ignored as it relates to further footnotes on the Armidale Council website.

Notice of appeal against a valuation in 1916

This form is to be filled in, then detached, and served on the Clerk of the Municipality.

NOTICE OF APPEAL,
To the Clerk of the Municipality of Muswellbrook.

I, Samuel Hill Brickmaker of Muswellbrook (101)
being a person aggrieved by the valuation of the land referred to in the Notice of Valuation and Rate No. 5.6.1...
and described as Government Lease for Brickmaking Purposes
about one acre & one quarter on Possum Gully
[Insert description of land and where situated]
which is valued by the valuers as herein specified, hereby give notice that I appeal to the undermentioned Court against the said valuation, which I consider should be reduced to

Unimproved capital value.....£ 20.0.0 # 15/1916
Improved capital value.....£
Assessed annual value.....£ Courthouse Muswellbrook

for the following reasons [state reasons] don't make sufficient Bricks

The Court to which I appeal is the Court of Petty Sessions at Muswellbrook, on a date not earlier than Monday 5th of June

Signature of Appellant Samuel Hill
date 4th May 1916 Full postal address Hill Street Muswellbrook

Council's application to the Appeal court on the same matter (from Council's List of Appeals Register)

SHEET No. 3

Municipality of Muswellbrook

ST of APPEALS forwarded to Clerk of Petty Sessions, Muswellbrook on June 13/1916 Ord. 5-35-45 M.
for APPEAL COURT, to be held at Muswellbrook on Friday July 4/1916 Ord. 5-31-41 S.

NAME OF APPELLANT.	SITUATION OF PROPERTY.	Rate Notice No.	Assessment No.	Unimproved Capital Value. £	Improved Capital Value. £	Assessed Annual Value. £	Initials of the Court.	REMARKS.
<u>Samuel Hill</u>	<u>Government lease</u> <u>Suburban</u>	<u>561</u>	<u>561</u>	<u>£180</u>	<u>£200</u>	<u>£9</u>	<u>Samuel Hill</u>	<u>Amounts Appellant considers Assessments should be reduced to £70.</u> <u>Amounts Appellant considers Assessments should be reduced to £70.</u>
<u>Samuel Hill</u>	<u>Government lease</u> <u>Suburban</u>	<u>561</u>	<u>561</u>	<u>£180</u>	<u>£200</u>	<u>£9</u>	<u>Samuel Hill</u>	<u>Amounts Appellant considers Assessments should be reduced to £70.</u> <u>Amounts Appellant considers Assessments should be reduced to £70.</u>

Amounts Appellant considers Assessments should be reduced to

Value assessed by the Council

Up to 1916, Councils employed private valuers. The minute books reveal Council resolutions appointing valuers, setting fees and receiving valuation details. On Reel 2, there are copies of affidavits of the Council Clerk who was also the Council Valuer.

Value determined on appeal

Owners could appeal against the value to a Court who could issue a new valuation. Some examples of letters of appeals are contained on Reel 1.

Land and Valuation Court

'The Land and Valuation Court was constituted by Act No.10, 1921 (assented to 10 December 1921) which provided for the dissolution of the Land Appeal Court. G.H. Pike was appointed Judge of the Court on 23 December 1921 and the first proceedings of the Court were held on 14 February 1922.

The Court had power to hear appeals, references and matters under the Crown Lands Acts, the Water Act 1912, the Closer Settlement Acts, the Public Road Act 1902, the Pasture Protection Act 1912, the Local Government Act, the Valuation of Land Act 1916, and the Sydney Corporation Act part IX, 1902.

The Land and Valuation Court was replaced by the Land and Environment Court in 1980.

The following is just one of a series of records held by State Records NSW

2. Register of lists of objections against land valuations by Shire and Municipal Councils for hearing in the Land and Valuation Court of New South Wales, 1922-57, CGS 7914

(Kingswood 3/890). 1 vol.

This shows shire or municipality, name of appellant, situation of property, valuation appealed against, appellant's valuation and determination of appeal.'¹¹

¹¹ <http://www.records.nsw.gov.au/cguide/lo/l&vct.htm>

Unimproved capital value (U C V)

Unimproved capital value refers to the value of land if it is assumed to be in a “completely natural and virgin state”. It has been defined as “the sum which is the fee simple (unconditional title) in possession of the land might be expected to realise if offered for sale on such reasonable terms and conditions as a bona fide seller would require assuming that any improvements made by past and present owners had not been made.”¹²

Improved capital value (I C V)

Improved capital value includes “the effect of work done and material used that has the effect of adding value to the land. It effectively reflects market value”.

It is “the amount that an unencumbered estate might reasonably be expected to realise upon sale if offered under such terms and conditions as a bona fide seller would require”. The last Improved Values were made prior to 1972.¹³

Assessed annual value (A A V)

Assessed Annual Value is gross rental value, (that is the amount the property would earn for rental in one year before deducting any expenses necessary to maintain the property) less an arbitrary 10% allowance for expenses.¹⁴

Land Value

‘The NSW Valuer General provides valuations based on Land Value for use by NSW general purpose councils’.

‘Land value is a refinement of the concept of unimproved capital value. It has been defined as “the sum which the land if it were held as an estate in fee simple unencumbered by any lease or mortgage or any other charge might in ordinary circumstances be expected to realise at the time of valuation if offered for sale on such reasonable terms and conditions as a bona fide seller might be expected to require and assuming that the improvements except site improvements had not been made”’.¹⁵

¹² the Oakes report p19

¹³ ibid p19

¹⁴ ibid p20

¹⁵ ibid p20

Situation and area or dimensions of land

The following headings are used in the Council records, particularly the Shire records:

County and Parish

The terms, county and parish, date back to early England.

In Australia, Larcombe¹⁶ states 'The rapid rate of the pastoral expansion caused some apprehension both in London and in Sydney. The Colonial Office was perturbed by the rising costs of providing for extending lines of communication, and the governor was faced with the provision of police protection for the widely settled new districts...In 1829 he went further and divided the area into nineteen counties. This division provided an incentive for eventual development of a sense of locality, but no local government sentiment was generated in them.'

'By 1848, the State of New South Wales had been divided into the 141 Counties now in existence. The Counties were subsequently divided into Parishes and together they form the basis of land administration in the State'.¹⁷

Parishes

Parishes in civil administration.

Civil parishes in England form the lowest level of local government. Since 1894, parishes with a population of more than 300 have an elected parish council (in some cases known as the town council).¹⁸

In early New South Wales, reference was again made to parishes, as follows:

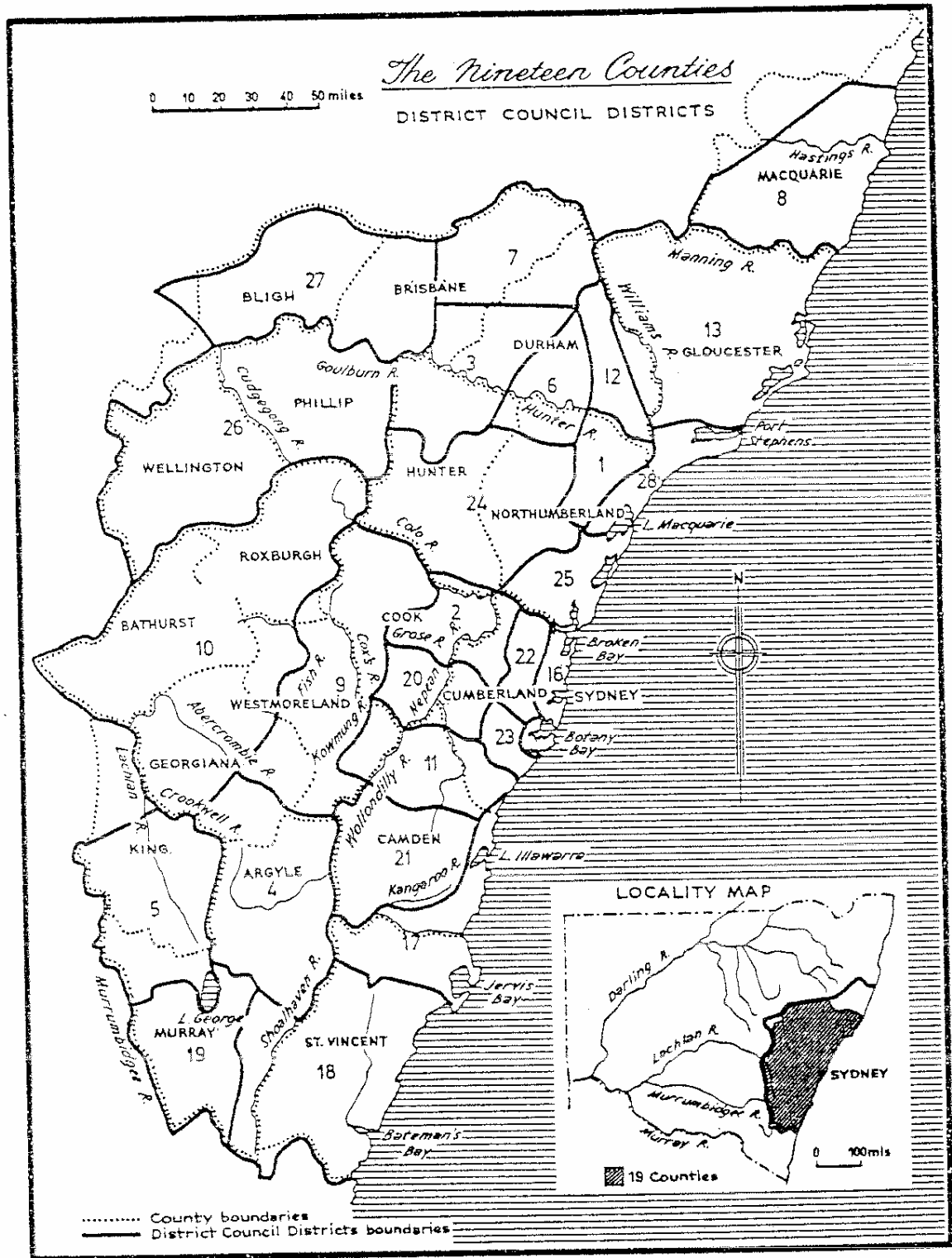
'On 1 March 1822 (Henry) Dangar had been directed to survey the country into squares of 36 miles each, to be subdivided into sections of one square mile each, and that it would not be necessary to extend the Township to a greater distance than 6 miles. The four centre sections of each Township were to be reserved for government. Assistant Surveyor William Harper notified on 15 March, 1823 that he had chosen his land (Oswald) in Township 14. A very enlightening letter from John Oxley to Henry Dangar, dated 12 May, 1825, instructed that townships were thereafter to be called parishes. By the early 1830s the term 'township' was applied to the planned site of a country town or village, or to a new town in its early stages of development.'¹⁹

¹⁶ A History of Local Government in NSW Larcombe Vol1 at P11

¹⁷ Department of Lands website

¹⁸ From Wikipedia, the free encyclopedia

¹⁹ Dawn in the Valley by Allan Wood



Map showing the nineteen counties and twenty eight district council boundaries;²⁰

²⁰ The history of local government in NSW Larcombe Volume 2 page211

Parish names (in alphabetical order) in the Muswellbrook Shire area are:

Althorpe	Ellis	Mediwah	Tudor
Arndell	Foy	Mirrie	Vaux
Baerami	Gungalwa	Monundilla	White
Balmoral	Hall	Nulllo	Wickham
Blackwater	Herschell	Phillip	Widden
Brogheda	Hungerford	Pomany	Wilpen
Brougham	Hunter	Rowan	Wybong
Bureen	Kerrabee	Russell	Wynn
Caroora	Liddell	Savoy	Yarraman
Clanricard	Manobalai	Simpson	
Dangar	Martindale	St Aubins	
Denman	McDonald	Tomalpin	

Example: a parcel of land could be identified by the reference of:

County of Durham Parish of Rowan

A map showing the parishes is shown on the next page.

Some records in use today are still referred to by county and parish description.

Parishes in original ridings 1906. (For description of ridings refer page 32 and map page 33)

"A" Riding	"B" Riding	"C" Riding
Balmoral	Brogheda	Althorpe
Brougham (Part)	Brougham (Part)	Arndell
Foy	Clanricard	Baerami
Hershell	Ellis	Blackwater
Liddell	Vaux	Bureen
Rowan	Wybong	Caroora
Russell		Denman
Savoy (Part)		Gungalwa
St. Aubins		Hall
Tudor		Hungerford
		Manobalai
		Martindale
		Mediwah
		Mirrie
		Monundilla
		Nulllo
		Phillip
		Tomalpin
		Wickham
		White
		Yarraman

The following parishes were added to the Muswellbrook Shire area over time;

1. From Rylstone Shire in 1919, parishes of Kerrabee, McDonald, Simpson, Widden and Pomany.
2. From Patricks Plains Shire in 1925, parishes of Wynn and Hunter.
3. From Merriwa Shire in 1946, parish of Dangar.

Parish maps

There are two excellent websites which provide details of parish maps:

1. How to read a parish map has been prepared by Ku-ring-gai Council

www.kmc.nsw.gov.au Key parish maps in search engine. At the end of the article is a PDF file "How to use a parish map"

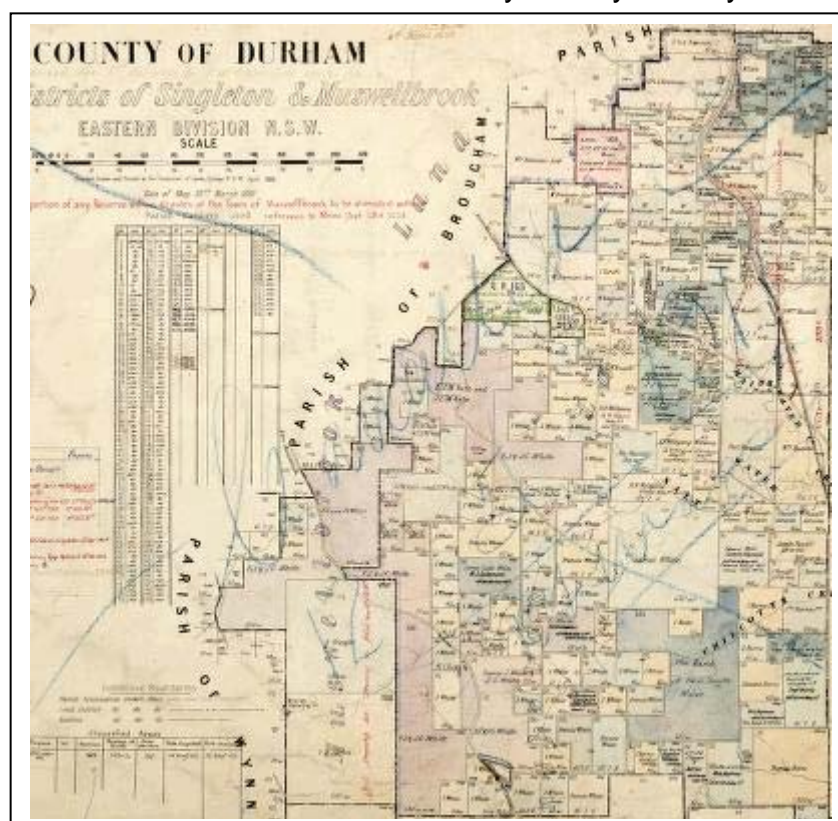
2. NSW Department of Lands – The Parish Map in Family History Research.

www.lands.nsw.gov.au Commence on front page with FAQ (frequently asked questions). Then select Do you want to research your family property? Find helpful information at historical research and click on hyperlink.

The Parish map Preservation Project has recorded copies of each edition Parish Maps. Information can be found at;

http://www.lands.nsw.gov.au/survey_mapping/parish_maps

Some copies of parish maps are located at the Muswellbrook Shire Council and Muswellbrook Local and Family History Society.



County of Durham - Parish of Savoy

Town Map

The following map shows the town of Muswellbrook in 1910



Street and Estate

Streets and Roads

Streets and roads are the names of an area dedicated for public use.

The Local Government Act 1993 defines a road as:

- (a) highway, street, lane, pathway, footpath, cycleway, thoroughfare, bridge, culvert, causeway, road-ferry, ford, crossing, by-pass and trackway, whether temporary or permanent, and
- (b) any part of a road and any part of any thing referred to in paragraph (a), and
- (c) any thing forming part of a road or any thing forming part of any thing referred to in paragraph (a).

Councils over the years have had various policies on naming streets. Quite often, themes such as trees, mayors, rivers and wine grape varieties have been used.

A history of street names in Muswellbrook Shire was prepared by former councillor Mr Bruce James. A copy of the work may be viewed at the Council.

Estates

During the early settlement of the colony, the government offered land to wealthy families who were prepared to invest in the development of the colony. The investment of an amount of money also entitled the landowner to an allotment of convicts to work the land. These settlements were estates.

Some well known estates in the Shire were, Martindale, Bengalla, Edinglassie, Pickering and Merton to name a few.

On the next page is a sales brochure prepared by Real Estate Agents. (from Council's collection)

Items of interest:

Date:	Wednesday 25 th May 1910
Location:	8 to 9 miles from Muswellbrook Railway Station by First Class Roads
Title:	2100 acres of Freehold land Torrens Title subdivided into six blocks (lots)
Auction:	Held at School of Arts Muswellbrook (In 2006, called the Muswellbrook Regional Arts Centre)
Note: (states)	All measurements are in links-are subject to Deposited Plans. All roads are 100 links. Scale 20 chains to an inch
Of interest	Edward Higgens Parkinson in business over 100 years
Schedule:	Areas are in Acres, Roods and Perches

SPLENDID
HUNTER RIVER FARMS
 PORTION OF THE FAMOUS
EDINGLASSIE ESTATE

8 TO 9 MILES FROM MUSWELLBROOK RAILWAY STATION BY FIRST CLASS ROADS.
2100 ACRES OF FREEHOLD LAND, TORRENS TITLE, SUBDIVIDED INTO 6 BLOCKS RANGING IN
AREA FROM 288 TO 433 ACRES.

FOR AUCTION SALE AT **SCHOOL OF ARTS, MUSWELLBROOK**
ON WEDNESDAY, MAY 25TH 1910 AT 2 O'CLOCK P.M.

Auctioneers in Conjunction **EDWARD HIGGINS, PARKINSON & CO., Muswellbrook.**
TREBECK, SON & CO., 12 O'CONNELL ST. SYDNEY.

Ideal Dairying Country and fattening as well, with good areas of Agricultural Land on Each Block.
All Sheltered from the Hot Winds in Summer & Cold Winds in Winter.
 BUYERS SHOULD NOTE THE EASY TERMS - NAMELY, *One Fifth cash the Balance in equal payments at 2, 3 & 4 Years bearing interest at 5 per cent.*
 FULLEST PARTICULARS WITH DESCRIPTION OF THE COUNTRY CAN BE HAD FROM EITHER OF THE AUCTIONEERS.

NOTE
 All Measurements are in links... are subject to Deposited Plans. All Roads are 100 Links wide. Scale 20 Chains to an Inch.

SCHEDULE			
NO OF BLOCK	AREAS ACRES	R ^{''}	PERI
1	305	3	12
2	309	2	11
3	404	2	5
4	383	1	29
5	288	2	6
6	433	0	37
TOTAL	2125	0	20

A.F. HALL
 Licensed Surveyor, R.P.A.
 Watt St. Newcastle.

P. C. ROBINSON, Litho. Books, 41 Phillip St. Sydney.
 William Clark & Co. 121 LINDEN ST. SYDNEY.

Land Description

Lot ²¹

In real estate, a lot is a tract or parcel of land owned or meant to be owned by some owner(s). A lot is essentially considered a parcel of real property. A common form of ownership of a lot is called fee simple.

A lot has defined boundaries (or borders) which are documented somewhere, but the boundaries need not be shown on the land itself. Most lots are small enough to be mapped as if they are flat, in spite of the curvature of the earth. A characteristic of the size of a lot is its area. The area is typically determined as if the land is flat and level although the terrain of the lot may not be flat, i.e., the lot may be hilly. The contour surface area of the land is changeable and may be too complicated for determining a lot's area. A lot without such structures can be called a vacant lot, or an unimproved or undeveloped lot.

Lots can come in various sizes and shapes. Often a lot is sized for a single house or other building. Many lots are rectangular in shape, although other shapes are possible as long as the boundaries are well-defined. Methods of determining or documenting the boundaries of lots include metes and bounds. (refer page 30) Use of the metes and bounds method may be compared to drawing a polygon. Metes are points which are like the vertices (corners) of a polygon. Bounds are line segments between two adjacent metes. Bounds are usually straight lines, but can be curved as long as they are clearly defined.

Many times, developers divide a large tract of land into lots to make a subdivision out of it. Certain areas of the land are dedicated (given to local government for permanent upkeep) as streets and sometimes alleys for transportation and access to lots. Areas between the streets are divided up into lots to be sold to future owners. The blocks between streets and the individual lots in each block are given an identifier, usually a number or letter.

Land originally granted by the government was commonly done by documents called patents. Lots of land can be sold/bought by the owners or conveyed in other ways. Such conveyances are made by documents called deeds which should be recorded by the government, typically the county recorder's office. Deeds specify the lot by including a description such as one determined by the "metes and bounds" or quadrant methods, or referring to a lot number and block number in a recorded plat diagram.

When the boundaries of a lot are not indicated on the lot, a survey of the lot can be made to determine where the boundaries are according to the lot descriptions or plat diagrams. Formal surveys are done by qualified surveyors, who can make a diagram or map of the lot showing boundaries, dimensions, locations of any structures such as buildings, etc. Such surveys are also used to determine if there are any encroachments to the lot. Surveyors can sometimes place posts at the metes of a lot.

²¹ Note that much of the description of Lots in this article refers to the United States of America

Local governments often pass zoning laws which control what buildings can be built on a lot and what they can be used for. For example, certain areas are zoned for residential buildings such as houses. Other areas can be commercially, agriculturally, or industrially zoned. Sometimes zoning laws establish other restrictions such as a minimum lot area and/or frontage length for building a house or other building, maximum building size, or minimum setbacks from a lot boundary for building a structure. This is in addition to building codes which must be met... In urban areas, sewers and water lines often provide service to households. There may also be restrictions based on covenants established by private parties such as the developer. There may be easements for utilities to run water, sewage, electric power, or telephone lines through a lot.²²

Section

An article entitled “Survey of the Streets of Muswellbrook” Muswellbrook 1980 compiled by T Tame reveals

“Town of Muswellbrook
Parish of Rowan County of Durham

Village reserve surveyed in 1833.

Town of ‘Musclebrook’ gazetted on 23/10/1833

Streets and sections worked out in Nov. 1833.

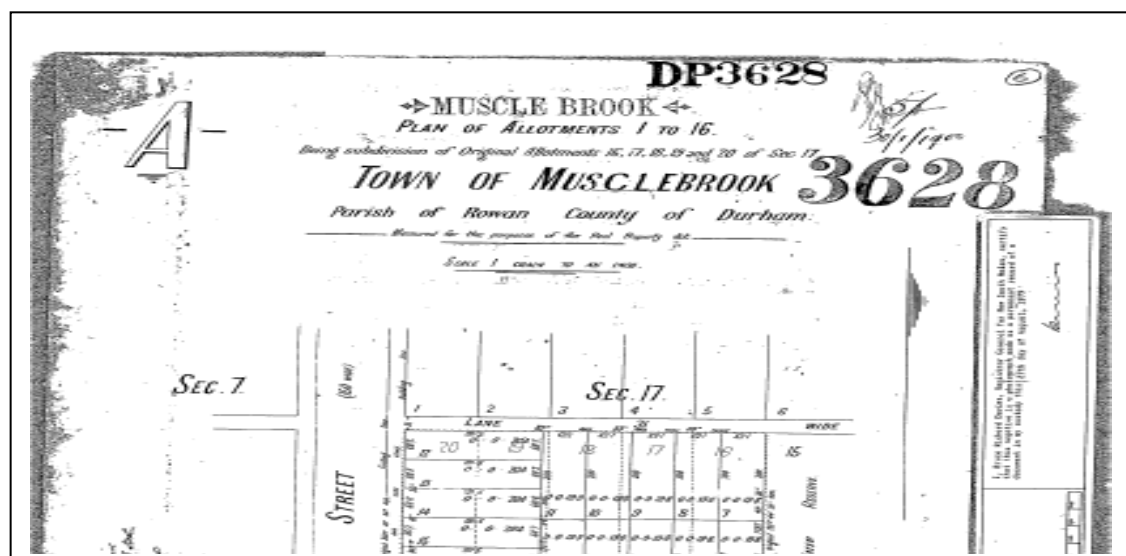
Town laid out in 20 sections, sections mainly 10 chains square with lots either 1 chain x 5 chains (½ acre) or 2 chains x 5 chains (1 acre).

The article continues

Suburban boundary proclaimed 13/4/1870

Portions mostly 5 chains x 5 chains (2 and ½ acres).”

Example of Deposited Plan showing sections (plan expanded on Page 29)



²² From Wikipedia, the free encyclopedia

Plans

Land title in NSW is based on a plan of survey, or a plan compiled from a survey, which defines the boundaries of a parcel of land at the date upon which it was registered.

When new land parcels are created (e.g. subdivision) or when all or part of an existing parcel is used to be for a specific purpose (e.g. easement or lease) a plan must be prepared, lodged and registered with Lands (NSW Lands Department). In defining new parcel boundaries, the plan creates the legal identity of the land.

Deposited Plans

'From the inception of the Real Property Act on 1st January 1863 to the commencement of the Conveyancing Act and Part X11 of the Local Government Act on 1st July, 1920, proprietors were required to lodge a plan prepared by a certified surveyor when subdividing Real Property land or when lodging a primary application.

The deposited plan series and other plan series introduced in 1920 ran concurrently until 24 January 1961 when the existing Conveyancing Act Regulations were repealed and replaced'.²³

Portions

All parish maps are divided into portions of land. Each portion of land is numbered and this number is shown on the map face. Each portion of land corresponds to a grant of Crown land, either free grant, purchased grant or conversion of a conditional purchase or homestead selection. There are more portions of land in closely settled area than in a sparsely occupied area.

Refer www.kmc.nsw.gov.au Key parish maps in search engine. At the end of the article is a PDF file "How to use a parish map"

Title

'**Torrens title** is a system of land title where a register of land holdings maintained by the state guarantees indefeasible title to those included in the register. The system was formulated to combat the problems of uncertainty, complexity and cost associated with old system title, which depends on proof of an unbroken chain of title back to a good root of title.

The Torrens title system was introduced in South Australia in 1858, formulated by then colonial Premier of South Australia Sir Robert Torrens.

²³ Department of Lands website

The Torrens title system was designed to obviate the need for a chain of title and the necessity of tracing the vendor's title through a series of documents'.²⁴

Example of Certificate of Title (Torrens Title)

BOX 1W
(DP1089307)

NEW SOUTH WALES

CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1900

TORRENS TITLE

REFERENCE TO FOLIO OF THE REGISTER	
IDENTIFIER 513/1089307	
EDITION 1	DATE OF ISSUE 13/2/2006
CERTIFICATE AUTHENTICATION CODE P3AJ-L4-SX9Z	

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

David White
REGISTRAR GENERAL

LAND

LOT 513 IN DEPOSITED PLAN 1089307
AT MUSWELLBROOK
LOCAL GOVERNMENT AREA: MUSWELLBROOK
PARISH OF BROUGHAM COUNTY OF DURHAM
TITLE DIAGRAM: DP1089307

FIRST SCHEDULE

MUSWELLBROOK SHIRE COUNCIL

SECOND SCHEDULE

1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2. G52796 LAND EXCLUDES MINERALS AND IS SUBJECT TO RIGHTS TO MINE
3. DP862189 EASEMENT TO DRAIN WATER 3 METRES WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
4. DP1087462 EASEMENT TO DRAIN WATER 3 METRES WIDE DESIGNATED (D) APPURTENANT TO THE LAND ABOVE DESCRIBED
5. DP1089305 EASEMENT TO DRAIN WATER 3 METRES WIDE AND VARIABLE DESIGNATED (B) APPURTENANT TO THE LAND ABOVE DESCRIBED
6. THE LAND WITHIN DESCRIBED IS PUBLIC RESERVE

**** END OF CERTIFICATE ****

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT).

WARNING: BEFORE DEALING WITH THIS LAND SEARCH THE CURRENT FOLIO OF THE REGISTER. 1221973

²⁴ Department of Lands website

Each parcel of land is identified by reference to a numbered deposited plan. Each lot of land is the subject of a separate folio in the register. The folio records the dimensions of the land and its boundaries, the names of the registered proprietors, and any legal interests that affect title to the land. There are other parcels of land which simply await conversion.²⁵

Many early descriptions of valuation records refer to volume and folio

A copy of Deposited Plan DP 3628 is shown on the next page. Some features are

Date of plan:	27 th February 1894
Plan detail:	Plan of Allotments 1 to 16
Town name:	Musclebrook
Previous property reference	Original allotments 16, 17, 18, 19 20 of Section 17
Plan purpose	Subdivision
Parish and County	Parish of Rowan County of Durham
Scale	1 chain to an inch
Sections	Subdivision is in section 17
Date of survey	19 th February 1894
Conversion Table	Added by Register General's Department. Shows conversion from links to metres and acres, roods and perch's to square metres
Notes on Plan	Note refers to existence of Rail and Wire Fence around to area to be subdivided in Carl and Hill Streets

²⁵ Department of Lands website

Metes and bounds

Metes and bounds is a system or method of describing land, 'real' property (in contrast to personal property) or real estate. The system has been used in England for many centuries, and is still used there in the definition of general boundaries. By custom, it was applied in the original 13 colonies that became the United States, and in many other land jurisdictions based on English Common Law.

Typically the system uses physical features of the local geography, along with directions and distances, to define and describe the boundaries of a parcel of land. The boundaries are described in a running prose style, working around the parcel of the land in sequence, from a point of beginning, returning back to the same point. It may include references to other adjoining parcels of land (and their owners), and it, in turn, could also be referred to in later surveys. At the time at which the description is compiled, it may have been marked on the ground with permanent monuments placed where there were no suitable natural monuments.

The term 'metes' refers to a boundary defined by the measurement of each straight run, specified by a distance between the terminal points, and an orientation or direction. A direction may be a simple compass bearing, or a precise orientation determined by accurate survey methods. The term 'bounds' refers to a more general boundary description, such as along a certain watercourse, a stone wall, an adjoining public road way, or an existing building.

The system is often used to define larger pieces of property (e.g. farms), and political subdivisions (e.g. town boundaries) where precise definition is not required or would be far too expensive, or previously designated boundaries can be incorporated into the description.²⁶

A typical description is shown in the example on the next page.

²⁶ From Wikipedia. the free encyclopedia

NEW SOUTH WALES
GOVERNMENT GAZETTE

PUBLISHED BY AUTHORITY

No. 83]

WEDNESDAY, 13 APRIL.

[1870

New South Wales, } Proclamation by His Excellency
to wit } the Right Honorable Somers-
(L.S.) a Member of Her Majesty's Most }
Belmore, Honorable Privy Council in Ireland, }
Governor, Governor and Commander-in-Chief of }
the Colony of New South Wales, and }
Vice-Admiral of the same.

WHEREAS the Municipalities Act of 1867 provides for the constitution of a Municipality, on receipt of a Petition signed by not fewer than fifty persons, who would upon incorporation be liable to be assessed for Municipal taxes in respect of property or household residence within the area proposed to be so incorporated: And whereas a Petition, signed by one hundred persons liable to be so assessed upon such incorporation, has been received by the Governor, praying for a Municipality, to be styled "The Municipal District of Musclebrook:" And whereas the substance and prayer of such Petition have been duly published in the Government Gazette and otherwise in accordance with the said Act: Now therefore I, Somerset Richard, Earl of Belmore, the Governor aforesaid, in pursuance of the provisions of the said Act, and with the advice of the Executive Council, do, by this my Proclamation, declare that the area hereinafter described shall be and the same is hereby constituted a Municipality under the name and style of "The Municipal District of Musclebrook," viz.:-

County of Durham, parishes of Rowan and Brougham, Hunter's River, at Musclebrook: Commencing on Muscle Brook, at the south-eastern

corner of the Muslebrook Town Reserve, being at the south-western corner of H. Dumaresq's 954 acre grant; and bounded thence on the east by part of the west boundary of that grant northerly to the south-eastern corner of H. Dumaresq's 754 acre grant; on the north by the south boundary of that grant westerly to Sowerby-street, town of Muslebrook; thence on the north-east by a line bearing north 37 degrees 38 minutes west 23 chains and 73 links to the intersection of the Great Northern Railway with the Great North Road; thence again on the north by a line bearing west to Hunter's River; on the west by Hunter's River downwards, to the western corner of the woolwashing establishment, at about 35 chains in a straight line below the confluence of Muslebrook with Hunter's River; and thence by a line bearing south 11 chains and 10 links to Denman Road; and thence on the south by a line easterly to the point of commencement. [Ms. 6602-70.]

Given under my Hand and the Seal of the Colony, at Government House, Sydney, this thirteenth day of April, in the year of our Lord one thousand eight hundred and seventy, and in the thirty-third year of Her Majesty's Reign.

By Command,

CHARLES COWPER.

GOD SAVE THE QUEEN !

Note the reference to chains and links Refer page 37. See also town map on page 21.

Ridings

In the British Isles since Anglo-Saxon times, a riding is traditionally a sub-division (especially in three) of a county. The term is also used in Australia as a division of Shire Councils, similar to a Ward in City Councils.²⁷

In 1906 when the Government created the Shire of Wybong, the area was divided into three ridings; A, B and C.

Riding "A"

Commencing on a southern boundary of the Shire at its intersection with the road from Muscle Brook to Wollombi (known as Sir Thomas Mitchell's Road) at the south-west corner of portion 105, Parish of Savoy, County of Durham; by that road generally north-westerly to the south west corner of the Municipality of Muscle Brook. By the boundaries thereof easterly, northerly and westerly to its north-west corner; by a line west and the Hunter River upwards to the northern boundary of the Shire; and by northern, eastern and southern boundaries of the Shire generally easterly, south-westerly and westerly, to the point of commencement.

Riding "B"

Commencing on the northern boundary of the Shire at the north-west corner of the Parish of Brogheda, County of Brisbane; and bounded thence by Wybong Creek downwards to the northern boundary of the Parish of Denman; by that boundary easterly to the Hunter River; by that river downwards to the southern boundary of the Parish of Vaux, County of Durham; by the southern boundary of that parish easterly, to a southern boundary of the Shire; by that boundary easterly to the intersection of the road from Muscle Brook to Wollombi (known as Sir Thomas Mitchell's Road) at the south-west corner of portion 105, Parish of Savoy, by that road generally north-westerly to the south-west corner of the Municipality of Muscle Brook; by the western boundary of that Municipality generally northerly to its northwest corner; by a line west to the Hunter River upwards to the northern boundary of the Shire; and by that boundary generally westerly, to the point of commencement.

Riding "C"

Commencing at the northern boundary of the Shire at the north-west corner of the Parish of Brogheda, County of Brisbane; and bounded thence by the Wybong Creek downwards to the southern boundary of the Parish of Denman; by that boundary easterly to the Hunter River; by that river downwards to the southern boundary of the Parish of Vaux, County of Durham; by the southern boundary of that parish easterly to the southern boundaries of the Shire at the north-east corner of the Parish of Althorpe; and by eastern, southern, western and northern boundaries of the Shire generally south-westerly, northerly and easterly to the point of commencement.²⁸

²⁷ From Wikipedia, the free encyclopedia

²⁸ Muswellbrook Chronicle newspaper

Currency

The currency in the period from 1870 to 1966 was pounds, shillings and pence. Twelve pence (or pennies) made one shilling, 20 shillings counted as one pound. An amount of money was written as £6/11/9 which expanded to six pounds, eleven shillings and nine pence. The pound sign was written before the number e.g. as £6. Shillings were written with the number followed by /- e.g. eleven shillings was written as 11/-. Pence were written with the number followed by a lower case d e.g. nine pence was written 9d. Nine pence halfpenny was written as 9 ½ d. Eleven shillings and nine pence was written as 11/9

Table

Note: not all currency listed

Currency	Currency name	Currency form	Metric	Slang name
Half-penny		Bronze coin		
penny	penny	Bronze coin	1 cent	
3 pennies	threepence	Silver coin	2-3 cents	tray
6 pennies (or two threepences)	sixpence	Silver coin	5 cents	zack
12 pennies (or two sixpences or 4 threepences)	shilling	Silver coin	10 cents	Deener or bob
2 shilling coins	two shillings	Silver coin	20 cents	two bob or florin
10 shillings	ten shillings	Paper note	1 dollar	ten bob
20 shillings	pound	Paper note	2 dollars	quid
5 pounds	five pound	Paper note	10 dollars	fiver
10 pounds	ten pounds	Paper note	20 dollars	tenner

For further information on the history of currency, see the following websites

Coins

Royal Mint

www.ramint.gov.au/about_ram/faq.cfm

Notes

Reserve Bank of Australia

www.rba.gov.au/Museum/Displays/1920_1960

Rate and valuation book example;

Rate set as 6d in the pound £ (six pence in the pound)

Assessed Annual Value AAV			Rates levied		
£	s	d	£	s	d
20	0	0		10	0
23	0	0		11	6
45	10	0	1	2	9

Explanation;

- (1) 20 pound multiplied by 6 pence in the pound = 20 x 6
 = 120 pence/12
 = 10 shillings
- (2) 45 pound 10 shillings by 6 pence in the pound = 45 x 6 plus ½ (pound) x 6
 = 270 + 3 divided by 12
 = 22 shilling and 9 pence
- Twenty shillings equals one pound therefore = one pound, two shillings and nine pence

In the example below, rate in pound is 1/- (one shilling)

pal District of Muscleebrook, by virtue of the "Municipalities Act of 1867" and Rate
 10 said Act for the year commencing 1st February 1882

Description of Property.	Annual Value.	The value assessed by the Council.	Value as determined on Appral.	Amount of Rate at	Date of Payment.	Arrears.	Observations.
	£ s. d.	£ s. d.	£ s. d.	£ s. d.			
Land.	3. 0. 0	2. 14. 0		2-5	21-6-82		
House & Land	25. 0. 0	22. 10. 0		1-2-6	10-7-		
House.	10. 0. 0	9. 0. 0		9-0	17-7		
Land	5. 0. 0	2. 14. 0		2-9	-		RD / M. B.
House	15. 0. 0	13. 10. 0		13-6	19. 5. 82		
"	25. 0. 0	22. 10. 0		1-2-6	10. 5. -		
"	35. 0. 0	31. 10. 0		1-11-6	14-7-		
Plot 6 Sect 3.	2. 0. 0	1. 16. 0		1-10	2. 5. 82		
House & Garden.	20. 0. 0	18. 0. 0		18-	5-7-		
"	10. 0. 0	13. 10. 0					
"	13. 0. 0	11. 14. 0		11-0	22. 5. 82		
"	8. 0. 0	7. 14. 0		7-5	5. 7-		
Paddock.	5. 0. 0	4. 10. 0		4-6	-		
House.	35. 0. 0	31. 10. 0		1-11-6	17-7-		
"	15. 0. 0	13. 10. 0		13-6	14-7-		
"	10. 0. 0	9. 0. 0		9-	-		
Hotel.	150. 0. 0	135. 0. 0		6-15-	8. 7-		
Cottage	15. 0. 0	13. 10. 0		- 13-6	-		

Measurement of area or length

Measurements used in these microfilm records are the imperial system in use prior to the adoption of the metric system between 1971 and 1988. Common terms previously used are acres, roods and perches.

Measurement table

Linear

Name	Imperial	Metric
Inch “	1 inch	25 mm
Foot ‘	12 inches	300 mm
Yard	36 inches or 3 feet	
Mile	1760 yards or 5280 feet	
Metre	39 inches	1000 mm
Kilometre	5/8ths of a mile	1000 m
Rod/perch/pole	16.5 feet	5.0292 metres
Chain (22 yards)	66 feet or 4 rods or 4 perches	20.116 metres
Links (100 links in a chain)	8 inches (approx)	201.16 mm
Furlong	220 yards or 1/8 of a mile	200 metres

Area

Name	Imperial	Metric
Square foot (12” x 12”)	144 square inches	
Square yard (3’ X 3’)	9 square feet	
Rood (quarter of an acre)	10 890 square feet	
Acre	43 560 square feet or 4,840 square yards	0.4 hectares
Perch	272.25 square feet	25.2929 sq metres

Rood

Specifically, **rood** is an old English unit of area, equal to quarter of an acre, i.e. 10 890 square feet or 1011.7141056 metres squared (for the international inch) or about 10.1 are. A rectangular area with edges of one furlong and one rod respectively is one rood, as is an area consisting of 40 square rods. Confusingly called an acre in some ancient contexts. The rood is an important measure in surveying on account of its easy conversion with the acre. In

provincial England, a rood was also a measure of length, corresponding to five and a half yards.²⁹

Rod (unit)

'A **rod** is a unit of length, equal to 11 cubits, 5.0292 metres or 16.5 feet. A **rod** is the same length as a **perch** and a **pole**. The lengths of the **perch** (one rod) and **chain** (four rods) were standardized in 1607 by Edmund Gunter.

Gunter's chain

*The chain that was in common use for surveying, was 22 yards long and is divided into 100 links, each 7.92 inches in length. An acre was defined by 10 chains (or one furlong) by one chain; 100 links by 1000 links - 100,000 square links; 220 yards by 22 yards - 4840 square yards.*³⁰

An aside. Placed in the concrete path in front of the Dubbo goal, are two small brass round inserts the exact length of one chain - 66 feet. It was used by early surveyors to calibrate their chains. The chains were often stretched by constant use and needed to be recalibrated regularly.

The length is equal to the standardized length of the ox goad used by medieval English ploughmen; fields were measured in acres which were one chain (four rods) by one furlong (in the United Kingdom, ten chains).

An ox goad is traditionally a wooden stick or pole with a pointed tip.

*Some are reported to have been 8 to 10 feet long, others 5 to 7 feet. The goad is cited as the origin of two units of measurement: the rod, which is 16.5 feet; and the goad, which is 4.5 feet. Some were 2 inches in diameter at the thickest end; others were 6 inches.*³¹

Because the furlong was "one plough's furrow long" and a furrow was the length a plough team was to be driven without resting, the length of the furlong and the acre vary regionally, nominally due to differing soil types. In England the acre was 4,840 square yards, but in Scotland it was 6,150 square yards and in Ireland 7,840 square yards. In all three countries, fields were divided in acres and thus the furlong became a measure commonly used in horse racing, archery, and civic planning.

Bars of metal one rod (16.5 feet) long were used as standards of length in surveying land in the past. One example of a surveyor's rod is a one piece metal bar encased in a cylindrical canvas tube (to keep the sun from heating it and making it increase in length) with a piece of the semiprecious gemstone jasper at each end of the rod (to prevent wear of the metal bar)'.³¹

²⁹ From Wikipedia, the free encyclopedia

³⁰ From Wikipedia, the free encyclopedia

³¹ ibid

Acre

An **acre** is the name of a unit of area in a number of different systems, including Imperial units, and United States customary units commonly used acres today are the international acre and, in the United States, the survey acre. There are 43,560 square feet in an acre.

There are always 4,840 square yards in an acre. Because of alternative definitions of a yard, the exact size of an acre also varies. Related units of length are the acre's length of one furlong (220 yards) and the acre's breadth of one chain (4 rods or 22 yards).

The acre is often used to express areas of land. In the metric system, the hectare is commonly used for the same purpose. An acre is approximately 0.4 hectares.

Acre – Historical origin

The word "acre" is derived from Old English *æcer* (originally meaning "open field", cognate to German *Acker*, Latin *ager* and Old Greek *agros*).

The acre was selected as approximately the amount of land tillable by one man behind an ox in one day. This explains one definition as the area of a rectangle with sides of length one chain and one furlong. A long narrow strip of land is more efficient to plough than a square plot, since the plough does not have to be turned so often. The word "furlong" itself derives from the fact that it is *one furrow long*.

The British "Weights and Measures Act" of 1878 defined it as containing 4,840 square yards.

Historically the size of farms and landed estates in the United Kingdom was always expressed in acres, even if the number of acres was so large that it might conveniently have been expressed in square miles. For example a certain landowner might have been said to own 32,000 acres of land, not 50 square miles of land.³²

Perch

A perch has three different meanings. It relates to unit of area, volume and length. In the early records the perch was used as a unit of area, as in acres, roods and perches. A perch = 1 square rod. There are 160 perches to an acre (1 square rod is 0.00625 acres). The metric conversion for a perch is 25.29 square metres.³³

³² From Wikipedia, the free encyclopedia

³³ *ibid*

Details of reels

The following pages contain the details of the records contained on each reel. The comments provided are not exhaustive but may assist in locating records.



Summary

Years	Reel number
-------	-------------

Muswellbrook Municipal Council

1870 - 1916	1
1917 - 1934 (1929-1931 not included)	2
1929 - 1931	3
1935 - 1943	4
1944 - 1949	5
1950 - 1954	6

Muswellbrook Municipal Council - Miscellaneous

1918 - 1922	7
1903 - 1922	8

Muswellbrook Shire Council

1907 - 1916	9
1917 - 1922	10
1923 - 1928	11
1929 - 1934	12
1935 - 1937	13
1938 - 1940	14
1941 - 1943	15
1944 - 1946	16
1947 - 1949	17
1950 - 1952	18

Reel 1

Label on box Rate Books 1870 to 1916

Reel 1 contains 10 valuation and rate books covering the period from 1870 to 1916. The records are for the Muswellbrook Municipal Council and relate to the town of Muswellbrook.

'municipal district' is described on page 7

Book	Name	From	To	Comments
1	Municipal Council of Muslebrook	1870	1880	
2	Municipal District of Muslebrook	1881	1885	Original needs repair

Muswellbrook Shire Council historical records

3	Municipal District of Muscleebrook	1886	1890	
4	Municipal District of Muswellbrook	1891	1892	
5	Municipal District of Muswellbrook	1893	1899	Page 11 has not been microfilmed
6	Municipal District of Muswellbrook	1899	1905	Page 3 has not been microfilmed
7	Municipal District of Muswellbrook	1906	1908	Includes letters of appeal against valuations levied. Also includes copy of council's financial statements
8	Municipality of Muswellbrook	1908	1910	Includes roll of electors 1908 and supplementary roll of electors
9	Municipality of Muswellbrook	1911	1913	
10	Municipality of Muswellbrook	1914	1916	

Note: Some overlap of years may occur due to records commencing part way through the year.

Rates were levied from the 1st February each year to 1st February the following year

Reel 2

Label on box **Valuation and Rate Books 1917 to 1932**

Reel 2 contains 5 valuation and rate books covering the period from 1917 to 1934. The period from 1929 to 1931 is not included on this reel. The records are for the Muswellbrook Municipal Council and relate to the town of Muswellbrook.

Book	Name	From	To	Comments
1	Municipality of Muswellbrook	1917	1919	Full details of the first page of each opening not microfilmed. Includes LG Act 1906 Schedules of land disposed.
2	Municipality of Muswellbrook	1920	1922	Full details of the first page of each opening not microfilmed.
3	Municipality of Muswellbrook	1923	1925	
4	Municipality of Muswellbrook	1926	1928	
5	Municipality of Muswellbrook	1932	1934	

Reel 3

Label on box **Valuation and Rate Books 1929 to 1931**

Reel 3 contains 1 valuation and rate book covering the period from 1929 to 1931. The book was not included in sequence on Reel 2. The records are for the Muswellbrook Municipal Council and relate to the town of Muswellbrook.

Book	Name	From	To	Comments
1	Municipality of Muswellbrook	1929	1931	

This book contains reference to “ratepaying lessee” on page 1

Reel 4

Label on box **Valuation and Rate Books 1935 to 1943**

Reel 4 contains 3 valuation and rate books covering the period from 1935 to 1943. The records are for the Muswellbrook Municipal Council and relate to the town of Muswellbrook.

Book	Name	From	To	Comments
1	Municipality of Muswellbrook	1935	1937	
2	Municipality of Muswellbrook	1938	1940	
3	Municipality of Muswellbrook	1941	1943	

Reel 5

Label on box **Valuation and Rate Books 1944 to 1949**

Reel 5 contains 2 valuation and rate books covering the period from 1944 to 1949. The records are for the Muswellbrook Municipal Council and relate to the town of Muswellbrook.

Book	Name	From	To	Comments
1	Municipality of Muswellbrook	1944	1946	
2	Municipality of Muswellbrook	1947	1949	

The terms; Local Water Rate, Extra Charges and Sewerage Local Rate appear in these records.

Reel 6

Label on box **Rate Books 1950 to 1957**

Reel 6 contains various valuation and rate books covering the period from 1950 to 1954. The records are for the Muswellbrook Municipal Council and relate to the town of Muswellbrook.

Book	Name	From	To	Comments
1	Municipality of Muswellbrook Rates etc Computation Year ending 31 st December 195	1953	1954	Not much owner detail. Introduces terms such as <ul style="list-style-type: none"> • Combined Rates • Extra Charges • Sanitary Fees • Garbage Fees • Water Local Rate • (Water) Special Rate • Sewerage Rate • HVCT – Hunter Valley Conservation Trust Also includes Reconciliation of Rates Statements
2	Municipality of Muswellbrook Miscellaneous Rate Books	1950	1952	Also includes summary of levies for various rates

Reel 7

Label on box **Water Rates 1918 to 1922**

Reel 7 contains 2 water supply rate books covering the period from 1918 to 1922. The records are for the Muswellbrook Municipal Council and relate to the town of Muswellbrook.

The records do not show much detail of ownership and concentrate more on rates levied and payments received.

Book	Name	From	To	Comments
1	Municipality of Muswellbrook	1918	1920	
2	Municipality of Muswellbrook	1921	1922	the date 1922 is not identified on the top of each page

Reel 8

Label on box **Valuation Books 1903 to 1922**

Muswellbrook Shire Council historical records

Reel 8 contains various valuation books covering the period from 1894/1895 to 1920/1922. The records are shown yearly up to 1916 and then triennially. The records are for the Muswellbrook Municipal Council and relate to the town of Muswellbrook.

Book	Name	From	To	Comments
1	Municipality of Muswellbrook	1894	1922	includes several sale of land notices

Records contain various headings including;

No.

Situation

Name of person in occupation

Name of lessee

Name of owner

Description

Rental amount

Capital value

Assessment

Remarks

Reel 9

Label on box **Valuation and Rate Books 1907 to 1916**

Reel 9 contains 4 valuation and rate books covering the period from 1907 to 1916. The records are for the Muswellbrook Shire Council and relate to the rural areas surrounding the town of Muswellbrook. The Shire area includes the towns of Denman and Sandy Hollow.

Note. The township of Denman is in "C" Riding

Book	Name	From	To	Comments
1	Muswellbrook Shire Council	1907	1909	
2	Muswellbrook Shire Council	1910		
3	Muswellbrook Shire Council	1911	1913	
4	Muswellbrook Shire Council	1914	1916	includes affidavits of service and valuation certificates

Reel 10

Label on box **Valuation and Rate Books 1917 to 1922**

Reel 10 contains 2 valuation and rate books covering the period from 1917 to 1922. The records are for the Muswellbrook Shire Council and relate to the rural areas surrounding the town of Muswellbrook. The Shire area includes the towns of Denman and Sandy Hollow.

Book	Name	From	To	Comments
1	Muswellbrook Shire Council	1917	1919	
2	Muswellbrook Shire Council	1920	1922	

Reel 11

Label on box **Valuation and Rate Books 1923 to 1928**

Reel 11 contains 2 valuation and rate books covering the period from 1923 to 1928. The records are for the Muswellbrook Shire Council and relate to the rural areas surrounding the town of Muswellbrook. The Shire area includes the towns of Denman and Sandy Hollow.

Book	Name	From	To	Comments
1	Muswellbrook Shire Council	1923	1925	
2	Muswellbrook Shire Council	1926	1928	

Reel 12

Label on box **Valuation and Rate Books 1929 to 1934**

Reel 12 contains 2 valuation and rate books covering the period from 1929 to 1934. The records are for the Muswellbrook Shire Council and relate to the rural areas surrounding the town of Muswellbrook. The Shire area includes the towns of Denman and Sandy Hollow.

Book	Name	From	To	Comments
1	Muswellbrook Shire Council	1929	1931	
2	Muswellbrook Shire Council	1932	1934	

Reel 13

Label on box **Valuation and Rate Books 1935 to 1937 A, B & C Riding**

Reel 13 contains 1 valuation and rate book covering the period from 1935 to 1937. The records are for the Muswellbrook Shire Council and relate to the rural areas surrounding the town of Muswellbrook. The Shire area includes the towns of Denman and Sandy Hollow.

Book	Name	From	To	Comments
1	Muswellbrook Shire Council	1935	1937	

Reel 14

Label on box **Valuation and Rate Books 1938 to 1940 A, B & C Riding**

Reel 14 contains 1 valuation and rate book covering the period from 1938 to 1940. The records are for the Muswellbrook Shire Council and relate to the rural areas surrounding the town of Muswellbrook. The Shire area includes the towns of Denman and Sandy Hollow.

Book	Name	From	To	Comments
1	Muswellbrook Shire Council	1938	1940	

Reel 15

Label on box **Valuation and Rate Books 1941 to 1943 A, B & C Riding**

Reel 15 contains 1 valuation and rate book covering the period from 1941 to 1943. The records are for the Muswellbrook Shire Council and relate to the rural areas surrounding the town of Muswellbrook. The Shire area includes the towns of Denman and Sandy Hollow.

Book	Name	From	To	Comments
1	Muswellbrook Shire Council	1941	1943	

Reel 16

Label on box **Valuation and Rate Books 1944 to 1946 A, B & C Riding**

Reel 16 contains 1 valuation and rate book covering the period from 1944 to 1946. The records are for the Muswellbrook Shire Council and relate to the rural areas surrounding the town of Muswellbrook. The Shire area includes the towns of Denman and Sandy Hollow.

Book	Name	From	To	Comments
1	Muswellbrook Shire Council	1944	1946	

Reel 17

Label on box **Valuation and Rate Books 1947 to 1949 A, B & C Riding**

Reel 17 contains 1 valuation and rate book covering the period from 1947 to 1949. The records are for the Muswellbrook Shire Council and relate to the rural areas surrounding the town of Muswellbrook. The Shire area includes the towns of Denman and Sandy Hollow.

Muswellbrook Shire Council historical records

Book	Name	From	To	Comments
1	Muswellbrook Shire Council	1947	1949	

Reel 18

Label on box **Valuation and Rate Books 1950 to 1952 A, B & C Riding**

Reel 18 contains 1 valuation and rate book covering the period from 1950 to 1952. The records are for the Muswellbrook Shire Council and relate to the rural areas surrounding the town of Muswellbrook. The Shire area includes the towns of Denman and Sandy Hollow.

Book	Name	From	To	Comments
1	Muswellbrook Shire Council	1950	1952	

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