

**I AND MY PROPERTY; OR THE
EXPERIENCES OF AN OWNER IN
DEALING WITH HIS LEGAL ESTATE: WITH
SUGGESTIONS TOWARDS
IMPROVEMENT; BEING THE NECESSARY
INTRODUCTION TO FREE TRADE IN LAND**

Published @ 2017 Trieste Publishing Pty Ltd

ISBN 9780649400249

I and my property; or The experiences of an owner in dealing with his legal estate: with suggestions towards improvement; being the necessary introduction to free trade in land by Verax

Except for use in any review, the reproduction or utilisation of this work in whole or in part in any form by any electronic, mechanical or other means, now known or hereafter invented, including xerography, photocopying and recording, or in any information storage or retrieval system, is forbidden without the permission of the publisher, Trieste Publishing Pty Ltd, PO Box 1576 Collingwood, Victoria 3066 Australia.

All rights reserved.

Edited by Trieste Publishing Pty Ltd.
Cover @ 2017

This book is sold subject to the condition that it shall not, by way of trade or otherwise, be lent, re-sold, hired out, or otherwise circulated without the publisher's prior consent in any form or binding or cover other than that in which it is published and without a similar condition including this condition being imposed on the subsequent purchaser.

www.triestepublishing.com

VERAX

**I AND MY PROPERTY; OR THE
EXPERIENCES OF AN OWNER IN
DEALING WITH HIS LEGAL ESTATE: WITH
SUGGESTIONS TOWARDS
IMPROVEMENT; BEING THE NECESSARY
INTRODUCTION TO FREE TRADE IN LAND**

I AND MY PROPERTY ;

OR

*THE EXPERIENCES OF AN OWNER IN DEALING
WITH HIS LEGAL ESTATE :*

WITH

SUGGESTIONS TOWARDS IMPROVEMENT ;

BEING THE NECESSARY INTRODUCTION TO FREE TRADE IN
LAND.

By VERAX.



LONDON :
SAMPSON LOW, MARSTON, SEARLE AND RIVINGTON,
CROWN BUILDINGS, 188 FLEET STREET.

1880.

232. g. 385.

Partly reprinted from "Fraser's Magazine."

THE following pages are honestly placed before the reader for what they profess to be—the actual and personal experiences of the writer. In here prefixing the explanation that they apply to Irish lands, I know not whether it should be made in deprecation or commendation. The laws which regulate them are precisely the same as those which govern in England, with the addition that the Registration system holds universally there. As the suggestions I have to offer for improvement are closely connected with the details of this system, and as they could be examined only *in situ*, I trust the reader will be brought to agree with me that I have approached the subject from the more advantageous point of view.

I AND MY PROPERTY.

FEBRUARY 1ST, 1870, marked a new period in the writer's life; looking back through my records of the last ten years, I find that it was on that day I practically commenced my land dealing. Obligated by early delicacy of health to abandon my college studies and to leave the country, I had now returned to find considerable change. The old fashion of cities and towns increasing in their population without corresponding enlargement of their bounds was passing away, and I beheld, with surprise, which only a wanderer can experience, handsome squares, terraces, and roads added to my native city, the sites of which had been the green fields, blackberry-lanes, and apple-orchards of my childhood. Only as regarded my own especial belongings had there been no change, though it had fairly surrounded them. A considerable tract of these fields, lanes, and orchards had been the property of my family for some century or so; but deaths at home, and my own absence abroad, had left it to the entire care of females, who had resisted all offers to embark in this city-extension movement, returning as answer that "the boy," meaning the present tough writer, was to come home some day

or another, until which period speculative builders would have to look elsewhere. This answer was neither injudicious nor unselfish; for, to say nothing of the inability of a few elderly ladies to contend with the difficulties, as they afterwards disclosed themselves to me, they could not "make title" to the property sufficiently for building purposes, the absolute ownership being vested in myself, according to the will of the original donor, my great grandfather, as will more fully appear in the context.

Now that "the boy" had come home, what was he to do? To resume my interrupted studies appeared to me rather late in the day; for situations I was not qualified; there was "the property," which my friends assured me was a mine of wealth, which only needed the working; and to "work it" I eventually made up my mind.

Looking back on my preliminary arrangements for this purpose, I cannot reproach myself with any want of care and earnestness on my part, or the best professional advice procurable. I knew it was a weighty undertaking; I had elected to make it my sole one; and, until land laws suffer considerable amelioration, I see not how I could have done better.

Chief among those preliminaries was an exhaustive family arrangement, secured by deed, empowering me to deal absolutely with the land, prepared and executed under the advice of our very respectable family solicitor,

aided, of course, by counsel. For the legal expenses of that deed I paid him £54, 19s. 8d. These shillings and pence may have a suspicious look, as a mere affectation of accuracy on my part; but I may as well declare here that all the figures used throughout these pages are taken from receipted accounts now in my possession, and are transferred by me precisely as they there stand. I think I should also state that this transaction did not give me anything which I had not equitably before, but only legally defined my powers. I should also add, that what was thus professed to be done was well done, and that transaction has never since been called in question or aspersed.

On handing me this rather expensive piece of parchment, and receiving the above amount therefor, my solicitor had added for assurance, and perhaps for consolation, words to the effect that it was a cost incurred once and for all. I suppose he had got into the habit of saying some such words; for he ought to have known—as I know now—that they do not convey a strictly accurate impression. No solicitor or counsel will permit his client to accept a past investigation of title. He must investigate for himself—which means, practically, that every fresh transaction requires the work to be done over *de novo*.

These legal preliminaries being thus adjusted, I was now at liberty to commence the actual work of preparing my land for the building-market, by the construction

of roads, drains, introduction of pipe-water and gas, and all other requisites which a builder expects to find on the ground.

These also completed, I advertised my land as building-land, and, as a further advertisement, commenced the erection of some houses myself, by aid of the small capital then remaining to me. This latter was no part of my proper programme, but I was advised that the sound of the trowel would bring builders around me; which the result proved.

My own houses being completed, I was open to meet customers for them also, and to build more with the capital thus again released. For, being necessarily on the spot, I found I could add this to my other avocation, and hoped to turn a penny on it. A customer was not long in presenting himself; and, as this was my first experience in the transfer of "real property," I ask my reader's attention to it; for which reason I will enter somewhat more minutely into detail than in subsequent transactions.

Two men, bearing the appearance of respectable country farmers, called on me in reference to the purchase of one of these houses. I have every reason to believe, and do so believe, that the appearance of these men was in strict accordance with facts; but, as they soon faded out of the transaction I am about to relate, I have no positive knowledge.

They did not want the house for themselves, but for