

2523

Sugar Development

1920

January

- Recommendations**
- 1) Present proposal of CAP to auction and be no longer entertained
 - 2) Tenders be called for terms to be altered as suggested by Mr Moody Street.
 - 3) Not necessary slight terms offered to be accepted
 - 4) Tenders to be in by 1st July
 - 5) Farms between Muloroni & Kibiyori not to be alienated yet.

Mr H. Glad. Mr J. Diddle

(A) The main objections of principle are that no definite figure minimum cultivation + output are laid down, that the limitation to sugar is not absolute, & that this limitation & the prohibition against all other crops the lessees have about £50,000 on sugar. I think all these are reasonable.

(B) One point of detail, purchase price + rent are expressed in sterling both part in London. The former is £2,100 per acre & the rent is 1.6d per acre - i.e. the normal 10 cents with the index at five but would be at the present rate of exchange. The form proposed has the advantage of definiteness.

(C) I am not quite satisfied with authority

D.O.T. 4 30 Jan '20
 Ca.
 Copy sent to Mr. P. J. Jan '20
 Dated 30 Jan '20

Subsequent Paper.
38

77 Carleton Mansions
Victoria B.C.

Kibos Sugar
B.C.P.

Jan. 10. 1920

4000

2523

M^r G

REC-13 JAN 20

Reference enclosed letter to
 Mr. Stuart, I have the honor to
 inform you that (a) The present
 proposal of the B.C.P. to amend
 laws in question be no longer
 determined. (b) Terms be called
 the terms to be offered as
 stated by Mr. Moody Stuart.
 Not necessary the highest terms
 be offered to be accepted.
 Terms to be in of 1 July next.
 The farms between Alhambra
 and Kibos along the Railway,
 20 miles suitable for sugar cane growing,
 to be granted under the
 present plan to the
 Government of the Province.
 I have a copy of enclosed letter
 than the honor to be in
 your most humble servant
 Edward Nathan
 Secretary
 B.C.P.

TELEGRAMS

"HENCKELL, CANNON, LONDON."
"HENCKELL, LONDON."
"PHONE NO CENTRAL 1186"

C
18. Laurence Pountney Lane,
London, E.C.4 24th Dec. 1919

J DU BUISSON
& HOODY STUART
HORACE PEEL
J DU BUISSON

C O
2523
REC'D
JAN 20

Sir,

I enclose for your consideration a Memorandum of the terms which I would suggest for the lease of the 6716 acres in Kibos. I think this will be approved by Mr. Toogood and his group, but I have of course not been able to consult them. I also enclose Notes explaining the reasons for variation from the terms in the notice of Auction where these occur. If you require any further information, I will be glad to call at any time.

I would also submit the following points, as you may find them worth taking into consideration when you are deciding as to the lease -

- (1) There is evidently a very large area in B.K.A. suitable for Sugar Cane and there appears to be good reason to hope that a sufficient population will be found for the growing of cane, partly as sugarcane labourers and partly growing cane for themselves on their own land for sale to factories. The extent to which the development of the Sugar industry there could

be carried out within a limited number of years may be such that it would alter the whole position of the Protectorate. Such development would involve the raising of many millions sterling of capital for factories and plantations, and before that is contemplated one would require to show proof of the successful work of a pioneer factory and plantation and soundness of such a proposal.

(2) The area of 6716 acres in Kibos, combined with a farm already belonging to Mr. Toogood's group and comprising 2724 acres in the middle of the 6716 acres, should form a very suitable position for such pioneer factory.

(3) My firm, which proposes to associate itself with Mr. Toogood's group in the above scheme, have had experience in the erection and management of Sugar plantations and factories. I enclose a Report of the Annual Meeting last week of the Antigua Sugar Factory, which has from the first been under their management, and you will see from this Report that this Company has duly fulfilled the Agreement which it entered into with the Government fifteen years ago and that very satisfactory results have accrued therefrom to the Island of Antigua. I also enclose a Report of the

General Meeting of the Ste. Madeleine Sugar Co. Ltd.
(Trinidad), from which you will see something of the
work that that Company (which is also managed by my firm)
is doing in that Island.

If you are inclined to favour an application
for the 6716 acres on the lines indicated above, I
would endeavour to go out to B.E.A. as soon as possible
to see the conditions on the spot and judge for myself
whether they appear to warrant our placing the scheme
before investors, but as I mentioned to you, I must
first pay a visit to our factories in the West Indies.

I am, Sir,

Your obedient Servant,

Geo. Woodley Stuart

Encl.

P.S. Since writing the above, it has struck me that
you might care to see the following extract from the
Report by Lord Balfour of Burleigh on the work of our
Antigua Sugar Factory -

"The central Sugar Factory in Antigua furnishes
"a striking argument in support of this
"recommendation [that is - for the establishment
"of Central Sugar Factories] It would be
"difficult to use exaggerated terms respecting
"the benefits conferred by this Factory on the peasant
"cultivators of Cane and on the Sugar industry
"generally in Antigua, and we could not

"fail to observe the recognition of these benefits
"was universal throughout the Leeward Islands."

(From Report of the Royal Commission on Trading Relations
between Canada and the West Indies, September 1910.

C.D.5369.)

4 24 8

His Excellency,
General Sir E. Northey,
Colonial Office,
Downing Street, S.W.

71

MEMORANDUM OF
TERMS SUGGESTED FOR THE LEASE OF 6716 ACRES ADVERTISED
IN THE OFFICIAL GAZETTE 9th JULY 1919, GENERAL NOTICE
NO. 865.

- (a) The price to be £16,790 payable in London.
- (b) The term of the Lease to be for 99 years at an annual rental of £44,15.4½ payable in London. Lessees to have the right of extension to 999 years, in accordance with the new Land Ordinance.
- (c) Ten per cent of the purchase price to be paid on the signing of the Lease and the balance in nine equal annual instalments.
- (d) Survey fees, etc. to be paid to the Land Offices Nairobi.
- (e) The Lessees to undertake to make the production of Sugar their principal object, but subject to this provision they are at liberty to make use of any part of the premises for other purposes.
- (f) The Lessees shall not assign or sub-lease the whole or any part of the premises without first obtaining the consent in writing of the Governor of the E.A.P.
- (g) When the Lessees shall have expended £50,000 in cultivation, buildings and plant for the production of Sugar, the conditions in (a) and (f) shall lapse, and the lease thereafter shall continue without any restrictions beyond those that are customary in the case of other properties in the E.A.P.

Clause (c) It is considered reasonable to ask that the sterling price named in the Notice of Auction should be the amount payable and not the rupee price.

Clause (e) Clause 1 of the Conditions in the Notice of Auction stipulating that the land is to be used for growing Sugar and purposes ancillary thereto and for no other purpose whatsoever is not advisable. We have been doing our utmost to have more mixed farming on our Sugar Plantations in the West Indies, devoting more of the land to cattle and to beans, peas and other foods for man and beast, in order to maintain it in good heart and lessen the risks of root disease in the sugar-cane, also the risk of insect pests. This should be done to an extent that could hardly be called ancillary to Sugar production, although it is done with the object of maintaining it.

Clauses (B) to (G) of the Auction Notice are omitted as it is impossible to fix in advance what can be done in a given time or what may be wise to attempt as everything will depend on an assured supply of native labour. The provision of Clause (f) in the suggested terms should be sufficient to secure what the Government aims at.

Clause (g) The reason for asking for this clause is that

unforeseen losses might make it wise to discontinue
 Sugar. Diseases in Coffee in Ceylon forced the
 Planters to drop the industry and put in Tea.
 The provision that 250,000 must be expended on
 Sugar is sufficient to ensure a bona fide trial
 being made and the Lessees, having spent that,
 will not scrap their work unless there is the
 strongest reason.

REPRINTED FROM

The ~~Standard~~ Times

COMPANY MEETINGS.

Friday, December 5, 1919.

STE. MADELEINE SUGAR COMPANY (LIMITED).

THE DEVELOPMENT OF CANE FARMING.

THE SIXTH ANNUAL GENERAL MEETING of Ste. Madeleine Sugar Company (Limited) was held yesterday at Cannon-street Hotel, Mr. G. M. STUART, chairman of the company, presiding.

Mr. GEORGE H. BILLINGSWORTH (one of the joint auditors), read the notice convening the meeting and the certificate of the auditors.

The Chairman said:—I am sorry to have to submit a report showing so poor a result. I was out at Ste. Madeleine last January and February, and I then expected something very different. It was true that the cost of production had risen 75 per cent on the whole in the previous year, and our sale price had fallen in proportion. But the crops I saw standing were apparently past all risks, the reaping already begun, had a much heavier weight than those of the previous year, so I looked on it as we should come through with a comfortable margin. There was nothing to do but to cut and grind the cane and make a good profit. Then came that unexpected accident, as it is so often—I might say usually—the weather. The crop stood up under a withering frost, prolonged for four months, with the result that we are left with only a small surplus, which is covered by the advertisement of a sum recovered from the insurance company, so amount that suffices to pay off the usual dividend in all other respects. I thought my preliminary report to give. Our annual report and resolutions are not limited to the above account. We have responsibilities to regard the property in, so that it is well maintained and to show you that it was a great satisfaction to me to see that not only was this the case, but to see the advertisement everywhere. If that had not been

so, we should not have had these crops. The figures in the report might lead you to question that, for they show we raised only 194 tons cane, or barely two tons sugar, to the acre. But that was without any sulphate of ammonia and with a very trying season. So it is not so low as it looks at first sight, and it is better than any other estate in the island, so far as I have seen the figures.

SATISFYING THE CANE FARMERS.

Next we have responsibilities in regard to those who work for us. Amongst these the cane farmers form the largest class. The new scale of payment which we arranged for these canes has given great satisfaction. On arriving in the island, I was invited to attend a meeting of the farmers, and there I was presented with an address in which they expressed their grateful appreciation to the company for the new scheme. Their spokesman said it was a unique thing in Trinidad for labour to express gratitude to capital! Now this attitude was only for our giving them what is fair and just, and yet one acquaintance here it said in the West Indies that the labourers are never grateful. Well, that is not our experience. It was a very happy occasion, and there is no doubt that the farmers realize that the company has their interests at heart. They are well off at present with the high price of sugar, but when that returns to a low level they will not make a living unless they cultivate better. They have in a very large number of cases been wasting their land by want of good work and proper methods. They might grow double as much cane on the same plots and they could at least easily grow 50 per cent more, and even the latter would mean £10,000 extra into their pockets in a year like this. To show them how to secure this, the board has sent out a large experienced superintendent, or we might say the farmers' adviser or teacher, and he has made a good start with them.

CONTINUING THE CREDIT ADVISING ESTABLISHMENT.

The other new step taken during the year, namely the establishment of a number of co-operative credit societies amongst our cane farmers is full of promise. The latest letter received states that the movement has taken firm hold. There are now 14 societies, with 1,500 members in all, and the funds of them amount to £10,500 for the purchase of houses, livestock, or implements. These loans are from the bank, not

Antigua Sugar Factory (Limited).

REVIEW OF THE COMPANY'S HISTORY AND PROGRESS.

Twelfth Ordinary General Meeting.

HELD AT

AURENCE POUNTNEY LANE, E.C.

ON

FRIDAY, DECEMBER 19, 1919.

Mr. G. MOODY STUART in the Chair.

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from our company, we only give guidance and help. The members of each society guarantee each other, and they are careful only to admit men whom they trust. The experience of members of similar societies has been that they exercise a wonderful influence in raising the standard of life all round. At a very successful joint meeting last July of all the St. Madeline societies, the Government Director of Agriculture stated that the establishment of these societies showed that the people had begun to trust one another and to realize the benefit of mutual support, and that this marked a definite step towards the agricultural prosperity of the colony. He added that the statistics of the societies had been greatly assisted by the results of our agricultural superintendent, Mr. Todd, and of our estate managers to accept responsibilities and to solve problems, and the Acting Governor, who presided at the meeting, stated that the work done by Mr. Todd, our business manager, and by Mr. J. M. Williams, superintendent, had been of importance. The work has to be done in the sugar industry, the company, and of course it is all necessary, loyal, and in some cases very exacting work. These duties to the staff in this new departure. It is a task of some length on these steps taken. It is a task not only because their progress in the sugar industry on sound principles, but because their prosperity depends on the progress of theirs. Our business will be a success if we have a successful company. It is a task of some length on these steps taken. It is a task not only because their progress in the sugar industry on sound principles, but because their prosperity depends on the progress of theirs. Our business will be a success if we have a successful company.

blished on a much larger scale than has hitherto been thought of. This will be a good thing for all. It is good for a community to have a large portion of its numbers making their living for themselves on the land; and it is good for us as a company. It is quite true that in times of high prices and good crops we do not make so much profit out of cane-brought from farmers as we do from our own cane, but in seasons of bad crops and low prices we do not suffer in the same way.

OIL PROSPECTS.

With regard to oil prospects, you will remember that in our report last year we mentioned that we had had a general survey made of the company property, and that the report was considered favourable on the whole; and that, as you will see from the present report, the directors have now under consideration proposals for proving the properties, and if the results warrant it, for developing oil work. No. 1 I beg to move. "That the report and accounts at June 30, 1919, be adopted, and that a final dividend of 2s. per share, less income-tax, be paid forthwith."

Mr. CYRIL GURNEY seconded the resolution.

The CHAIRMAN, replying to questions, stated that nothing was known with regard to oil prospects further than the information contained in the directors' report, and in his speech.

The resolution was unanimously adopted.

Mr. JOHN H. WENHAM and Mr. LOUIS BOURCHON were re-elected directors.

The auditors, Messrs. Cooper, Brothers, and Co. were re-appointed, and the proceedings terminated with a vote of thanks to the chairman and directors by the staff in the West Indies.

Antigua Sugar Factory (Limited).

REVIEW OF THE COMPANY'S HISTORY AND PROGRESS.

THE FIFTEENTH ORDINARY GENERAL MEETING of the Antigua Sugar Factory (Limited) was held on Friday, December 19, at the residence of Pountney-Jane, E.C., Mr. G. MOODY STUART (chairman of the board of directors) presiding.

Mr. A. D. CRICHTON (one of the joint secretaries) read the notice convening the meeting and the auditors' report.

Mr. CRICHTON said:—Gentlemen, the company has now completed the period of 15 years covered by its agreement with the Government, and it is fitting that we should review its history and progress during the time. The island and, I may add, the shareholders in the company owe a debt of gratitude to three men connected with the Government for the initiation of the scheme which resulted in the incorporation of the company in 1903—viz., Mr. Chamberlain, Secretary of State for the Colonies at that time; Sir Gerald Strickland, the Governor of the Leeward Islands; and Dr. Watts, now Sir Francis Watts, of the Imperial Department of Agriculture. It was Dr. Watts who first brought forward the proposals for a central factory, and supported them with information of the work done elsewhere by modern factories and with data which he had accumulated regarding the conditions of sugar-cane cultivation in Antigua which made it possible for the Government, owners, and investors to form a judgment on the proposals. Sir Gerald Strickland, with energy and persistence, surmounted the

obstacles which are too often found insurmountable in such a case, and Mr. Chamberlain, when the proposals came before him, took a modification without which it is doubtful if the undertaking would have proved successful.

THE AGREEMENT WITH THE GOVERNMENT

The original desire of the planters in Antigua was that the Government should undertake the responsibility for a central factory. Mr. Chamberlain refused this on the ground that, if they did, they would lose their own money and the planters' money also, but he said if private persons, plantation-owners and their friends, chose to venture their money, he would approve of the Government giving a grant in aid to a pioneer factory to show what could be done, and that if that succeeded other factories could follow, established on ordinary business lines. An agreement was accordingly entered into between the Government and this company, and the following is a brief summary of the work undertaken and accomplished under it.

(a) The Government provided £15,000 and the company £25,000, making a total of £40,000, for the erection of a factory to raise 3,000 tons of sugar in the season. The factory was duly erected, the actual cost being £45,358, approximately £15 per ton of cane capacity. It made its first crop in 1905. It has since grown to 10,000 tons sugar capacity, and the total cost to capital accounts has been £103,228 or £19 5s per ton. (b) The Government stipulated for fair cooperative terms for the original contracting planters, so that, at the end of 15 years, shares representing half the value of the factory should be made over to them. They have received 5 per cent. for their canes, the rate averaging in recent years over 9 per cent. on the f.o.b. price of sugar without any deduction for cartage, bags or export taxes, the factory also bearing the cost of transport of canes from the estates. These terms are, I believe, much in excess of what has been paid in any other part of the world, and the planters are now to have their shares, representing £51,618, transferred to them free of charge. This result has come from the fact that, not only contracting planters, but also because of the factory being placed in the position of shareholders in respect of the grant subsidised by the Government: (c) The Government also stipulated for fair rates for canes from peasant growers, and these have proved about double the rates previously ruling. Now, under the agreement with the Government under which they worked

subsidised, and there is no longer any charge on the company for interest and sinking fund for capital outlay, it is proposed to place the planters on a similar basis of payment for their canes. (d) The shareholders of the £25,000 have, for the whole period an average of 20 per cent. annually on their capital; they have had their capital paid in full, and they hold shares representing half the value of the factory, or £51,618, and further they have approximately £18,000 standing at their credit in the company's books. The exact figure cannot be ascertained until the assessment for excess profits duty is made. (e) Another large section of the planting community has also benefited by the factory, and the factory has profited by it—namely, the owners of plantations in the surrounding districts who have joined as 'new contractors.' These have been paid on terms which have included sharing in half profits on each year's working account. The prices for their canes have compared favourably with prices paid elsewhere, their average in recent years being equal to over 7 per cent. on the f.o.b. price of sugar, the factory bearing all the charges mentioned above in paragraph "b." These new contractors do not receive shares in the company, but now that the profits outlay has been liquidated, the rate for their canes is to be 10 per cent. on the price of sugar, plus share in half the profits, which should give them a substantial increase on what they have had hitherto.

THE RESULTS OBTAINED

It may be pointed out that the Government has also received a good return on its grant of £15,000, for the company's payments for excess profits duty have amounted to £44,476, and £16,951 has been saved in export tax imposed because of the war, say, together, £61,427, and both the home and Colonial Governments have benefited also in other ways by the company's work. Mr. Chamberlain's desire that the Antigua Sugar Factory should prove a pioneer factory and be followed by others was attained, in the first case by the erection of a factory in St. Kitts seven years later on similar cooperative lines, and since then the factory system has spread in other islands.

The general community in the island has also benefited by the factory. Prior to its erection the salaries of estate managers and overseers were far from adequate, the estate revenues being too small, a result of more being given. But soon after the factory

started, substantial increases were given on many occasions. As the labouring population generally had been in great poverty and distress, but with the coming of the factory there was a complete change, work for all and fair living wages.

The funds which have brought about the above-mentioned results have come from the extra sugar produced by the work of the factory, as compared with that of the old Muscovado boiling-houses. These boiling-houses in Antigua took at least 15 tons of cane (many of them much more) to make one ton of sugar. The canes delivered to the factory in these 15 years have amounted to 928,791 tons, which in the Muscovado boiling-houses (on the 15 tons basis) would have given 61,919 tons sugar. Instead of this 15 tons basis the factory have yielded 100,012 tons sugar. We have thus had 38,093 tons extra sugar, value £431,300 net—this is, after deducting cost of manufacture. It is out of this that the good rates for canes have come to the original and new contracting planters, the good return to shareholders and to the Government, the liquidation of the total cost of the factory, and better conditions rendered possible to estate staff and labourers.

The results are due, in the first place, to the sound basis on which the work was planned, and then to the improvement in the quantity and the increase in the quantity of the work as the years went on. In its first three years the factory took 19 tons of cane to make one ton of sugar, which was just the rate anticipated on its advance work steadily improved, and during the last three years it has taken less than nine tons to the ton of sugar. In the first three years the output averaged 2.73 tons, in the last three years 9.580 tons. The improvement in the work gave us over 10 per cent more cane costing nothing, and this, combined with more than trebling the quantity, has changed a success into a great success.

It need be said by some in the island that it was a pity that money taken out of the island. They thought money paid interest for it to be sent to investors outside, who provided plant and machinery, skilled experts, and direction, was money taken out of the island. But the very opposite to that is nearer the truth. The worth £431,300 has been raised by the factory, not by the planters, and the factory has handed over more than half of that to the planters, and less than half to the investors and the home Government combine.

STAFF FUND.

After the resolution adopting the report and accounts has been passed, I will proceed to move a resolution recommended for your approval by the board for the creation of a staff fund, by means of which our staff will participate in the shareholders' half of the profits in good years. We feel that if we have prosperous years we should share in the prosperity to which they have contributed. We propose that the question of how the money that comes into the fund should be allocated year by year should be left with the board. They have to give due consideration to positions of heavier responsibility, to length of service, to especially helpful service, also to the setting aside of funds for cases of misfortune or other cases where special grants may be desirable, and also for objects of general interest to the staff all round. The contributions to this fund will be entirely from the shareholders, not from the planters. These are their own staffs to look after.

I now move: "That the directors' report and statement of accounts to September 30, 1919, be adopted, and that a dividend of 10s. per share, less income tax, be paid forthwith."

THOMAS DU BUSSON seconded the resolution.

MR. DREW thanked the chairman for his interesting statement, and he remarked, contained a lot of valuable information.

The resolution was unanimously carried.

THE CHAIRMAN then proposed: That a fund be established and called the 'Staff Fund,' and that in each year commencing on January 1, 1919, and continuing until the company in general meeting shall otherwise direct, there shall be transferred to the 'Staff Fund' a sum equal to 10 per cent of the profits credited to shareholders in the audited profit and loss account, after deduction therefrom so much thereof as the directors shall in their absolute discretion consider to be profits from the earning of the work of the staff has not contributed, and after also deducting either:—(a) a sum of £10,000, or (b) a sum equal to 10 per cent on the sugar produced during the year, whichever sum is the greater. That the administration and distribution of the 'Staff Fund' shall be in the absolute and uncontrolled discretion of the directors, who may from time to time make such

rules and regulations for the management thereof as may seem to them desirable or expedient, and nothing in this resolution shall be deemed to confer upon any member of the company's staff any legal right or claim whatever in respect of the Staff Fund.

Mr. CYRIL GURNEY having seconded the resolution, it was unanimously passed.

The retiring directors (Mr. J. H. Wenham and Mr. Cyril Gurney) were re-elected and the auditors (Messrs. Angus, Whiting, and Co.) were reappointed.

The proceedings then terminated.

Handwritten: 5-15 pm
27/1/20
jack hitch
27 January

(67613/19)

DRAFT TELEGRAM:

Governor,
Nairobi.

MINUTE.

- Mr. Brearley 26 Jan.
- Mr. Parkinson, 27.1.20
- Mr. Bottomley, 27.1.20
- Mr. Grindle.
- Sir H. Lambert.
- Sir H. Road.
- Sir G. Fiddes.
- Col. Amery.
- Lord Milner.

Handwritten: Copy Sir E. Northey 30 Jan 20

Your tel. of 21 November No. 873

Handwritten: dishonoured

after discussion with Northey

Handwritten: decided

it has been decided that sugar area

Handwritten: now full shown

not to be put up to auction but

tenders invited on original terms

varied as follows one ~~_____~~

Premium ~~_____~~

~~_____~~ £16,790 and rental £44.15

both payable in London to be

Handwritten: specified in sterling

specified in sterling two

lease to run from 1 September next

three Lessees to have right

of extension of lease to 999 years

Handwritten: in accordance with

four sugar production to be

Handwritten: phrency school



Handwritten: (spec for h)

rafts.

principal

principal object but other uses not to be

prohibited entirely ^{annulment} five classes as

to cultivation and output to be replaced by one

providing that when lessees have expended £50,000

in cultivation buildings and plant for the production

of sugar conditions under four above and as to non-

assignment or sub-lease to lapse and lease thereafter to

continue without any restrictions other than those

customarily applicable to other properties in the F.A.P.

Tenders should be in by 1st July but not necessarily highest

offer will be accepted. Farms between Muhoroni and Kibigeri

not to be alienated at present. Notice should be published

15 February inviting tenders to be sent to the Land Office

Nairobi or to the Under Secretary of State, Colonial Office,

London. Notice will be published here same date.

Despatch follows.

ROUGH LIEK.

2523/20 land.

DRAFT.

only

Real

to 136 (676/19)

MINUTE.

M. Stanley 26 Jan

M. Parkman 27 1 20

M. B. ...

M. ...

Mr H. Lambert

Mr H. Read

Mr G. ...

Mr ...

Lord ...

83
Jed

30 Jan 20

with ref to memo no 873

the disposal of ^{an area} of land

considered suitable for the

cultivation of ^{the} ~~land~~ ^{the} ~~land~~

the house to be to be, for

your wife, to see cases of

a letter with enclosures, from

See Edward ...

Copy See Envelope 30 Jan 20

In Envelope 10 Jan

Notes
6/2/20

discussion with ...
(2) It will be ...

that the land should be withdrawn
 from auction that tenders should
 be invited for ^{the lease of the area} ~~the lease of the area~~. The
 original terms ^{of the lease} ~~of the lease~~ ^{shall have} ~~shall have~~
~~will be observed~~ been considered
 modified; I requested you in May
 last by the way of letter to publish
 a notice containing the ~~words~~ terms
 inviting tenders ^{to be made} ~~to be made~~
 simultaneously with ^{the} ~~the~~ notice
 to be published in this country ^{and}
 or will observe that the farms
 between Mukotoni & ^{Kiboga} ~~Milogoti~~
 are not to be alienated ^{in the present} ~~in the present~~
~~it has been seen how the plans~~
~~for the proposed sale by tender~~
~~go through~~

(Sd) L. S. AMERY,

EAST AFRICA PROTECTORATE.

Lease of an area of land considered suitable for the production of Sugar Cane.

DRAFT NOTICE.

MINUTE.

- Mr. Brearley, 26 Jan
- Mr. Parkinson, 27. 1. 20
- Mr. Bottomley, 27. 1. 20
- Mr. Grandle.
- Sir H. Lambert.
- Sir H. Reid.
- Sir G. Fisher.
- Col. Amery.
- Lord Milner.

for conson:

- (i) Tenders are invited for the lease of an area of 6716 acres of land considered suitable for the production of sugar cane on the terms specified below. Tenders must be received not later than the 1st of July, 1920, and may be sent to the Land Office, Nairobi, ^{or to} ~~or to~~ the Under Secretary of State for the Colonies, Downing Street, London, S.W.1.
- (ii) The land in question is situated on the Uganda Railway between Kiboga and Kibos at an altitude of about 4,000 feet.
- (iii) ~~Purchase price~~ ^{Rent} will be payable in London in sterling and not less than £15,790 will be accepted.
- (iv) The term of the lease will be for 99 years from the 1st of Sept. 1920, at an annual rental of £44.15. payable in London in sterling on the 1st of January in each year: but the lessees will have the right of an extension of

the

the period to 999 years in accordance with the *Kenya*
Crown Lands Ordinance, 1915. Ten per

cent of the purchase price must be paid on the signing of the Lease and the balance in nine equal annual instalments payable on the 1st of January in each year.

(v) Survey fees, Registration fees, cost of Deeds and Stamp Duty must be paid to the Land Officer, Nairobi, within one month of the date of signing of the Lease.

(vi) The following main conditions will be embodied in the Lease:-

(1) The premises to be used primarily for the purpose of growing, cultivating and manufacturing sugar and purposes ancillary thereto, subject, however, to an undertaking by the lessees to make sugar production their principal object, they are at liberty to make use of any part of the premises for other purposes.

(2) The lessees shall not assign or sub-lease the whole or any part of the premises without first obtaining the consent in writing of the Governor of the *Kenya*.

(3) When the lessees shall have expended 100,000 in cultivation, buildings and plant for the production of sugar, the conditions (1) and (2) shall lapse, and the lease thereafter shall continue without any restrictions beyond those that are customary in the case of other properties in the *Kenya*.

The Government *reserves the right* ~~reserves the right~~ of refusing any tender and the highest tender will not necessarily be accepted.

Plans of the area may be seen at the Office of the Crown Agents for the Colonies, 4, Millbank, London, S.W.1, or at the Public Map Office, Survey Department, Nairobi, or may be obtained on application to the latter at a cost of one rupee, post free.

2523/2000
Amend 1895
Isa

DRAFT.

eli

30 January 1920

Gentlemen

with ref to my letter

MINUTE (60714)

- Mr. *Pringley 26 Jan.*
- Mr. *Parliament 27/5.*
- Mr.
- Mr. Grindle.
- Mr. H. Lambert.
- Mr. H. Road.
- Mr. G. Fiddes.
- Col. Amery.
- Lord Milner.

See Sect. 52, of the 20th Nov. Act, I am directed to inform you that it has been decided not to dispose of the ²²⁴ ~~piece~~ of land in the Sect. 52 table for which *reserves* ~~reserves~~ *by auction* but to invite tenders for *the same* ~~the same~~.

Draft notice
(as per)

JK

~~I am therefore to instruct~~
 (2) a
 Revised statement of the terms of
 is enclosed of same
 date & to request for to receive
 a notice ^{in G.S. form} inviting tenders for publication
 the papers, in which the previous
 notices appeared, on the 15th of February,

You will observe that tenders may be
 sent either by the post or to the hands
 of the carrier. (2) A similar notice
 will be ^{be} ~~be~~ issued in the post on the
~~same day~~ 15th of January.

10 Feb
 J. H. M. J. M. J.

11
 22/2/1920

85A

DRAFT.

Ames
 6/138

Sir E. Northey, Bart., G.C.

3 January 1920

Sir,

I am directed to ask the
 rest of your letter of the 10th
 of Jan. & to be on for
 your copy copies of the
 of a despatch which have been
 sent to the Ag. Secy of the
 regarding the proposed
 lease ^{of certain} ~~land~~ ^{land} ~~in the~~
 in the Post. Suitable for the
 cultivation of sugar.

(2) a copy of the enclosed
 letter to you ^{on the subject of 23/1/1920}
 H. J. M. J.

MINUTE.

- Mr. Parnley 26 Jan
- Mr. Parkman 27/1
- Mr.
- Mr. Grimsley
- Sir H. Lambert
- Sir H. Road
- Sir G. Fiddes
- Col. Amery
- Lord Milner

1 to Ag. Secy
 1 to Mr. M. J. M. J. M. J.
 1 to Mr. M. J. M. J. M. J.
 1 to Mr. M. J. M. J. M. J.
 1 to Mr. M. J. M. J. M. J.

Staff

30 January 1920

The Comptroller General
Dept. of Overseas Surveys

Li. with ref to my letter

No 21st Woolard, 505 (6680)
19

44084 / C / 119. I am directed

to refer to you, for ~~the matter~~ ^{you in}

44084 / C / 119

~~to refer to you, for the matter~~ ^{action}

Wm Parkin, 27

~~to refer to you, for the matter~~ ^{from}

~~it is not proposed to invite tenders~~

NOR
rejection
Land

for the purchase of an area of

land in the Prov. considered

suitable for the cultivation

REGISTERED NO. 26395

NOTICE TO BINDER

PLEASE LEAVE SPACE HERE FOR INSERTION OF 6 SHEETS

From *Marshall Is. E.* *10-11-42*Date *11 Jan 1928*Subject *The Frontal District Boundary*

(Paper not available at time of binding)