

EAST AFR. PROT.

15 JUL 10

21598

Jubaland Development Scheme

Reports as to what has been done by Mr Argenson to develop his concession asks for intended this morning (15th) to report progress in formation of Co? Sends copy of all as original report to Sp...

W. Read.

I saw Mr Walford this morning. The Col's tel. (21362) has rather put him in a hole with regard to his plans for getting the necessary support, ~~she~~ he thinks, as I do myself, that there is a misunderstanding somewhere. This misunderstanding may be explained as Mr Walford explains it on page 2 of his letter or, as I have suggested in my minute on Gov. the Gov. may

no separate list

1910

July

previous Paper.

21362

July to the 15 July

subsequent Paper.

21352

think, from the use in one of  
our telegrams of a code word which  
might mean either "assume that"  
or "assuming that", that the S. of B.  
is insisting on full development by  
Mr. Ungroopoulos as a prior condition  
to the transfer of his holdings to  
Mr. Walford. This is not the case.

I submit a draft telegram which  
will, I hope, clear the situation  
on either ~~case~~ explanation.

H. J. R.

July 15

H. J. R.  
5/11

# J. N. W. SYNDICATE, LIMITED.

C/O  
21533REC'D  
JUL 15 11 10

11 Great St. Helens

London, 14th July, 1910

38

Sir,

I have the honour to acknowledge the receipt of your letters of the 7th July 20, 613/1910, and 21, 862/1910, the contents of both have had my best attention.

With respect to the last letter, I have consulted Mr. Argyropoulo, who informs me that when he took over this land it was covered with bush, and that since that time he has been occupied in clearing the land - a very expensive operation - and that at the present moment he has 2,400 acres cleared for cultivation.

After having made experiments in growing Cotton and Maize on about 25 acres (he has never pretended to have even 100 acres under cultivation) he decided to import from England for a value of about £4,000, steam ploughs and other machinery for irrigating purposes, necessary for dealing with such a large surface as 2,400 acres. This machinery

To the  
Under Secretary of State  
Colonial Office, S.W.

(continued)

arrived on the Juba about twelve months ago. Shortly after the arrival of this machinery Mr. Argyropoulos was asked to come to Europe, with a view of an amalgamation of his properties with the Emperor Navigation Co., and it is with this object that I have been working since nearly three months, for the formation of a powerful Company to develop Juba Land, as stated in the first letter which I addressed to you, dated 22nd April. It is possible that the telegram that you have received from H.E. the Governor, was through misunderstanding my letter of the 22nd April, in which I stated that Mr. Argyropoulos had cleared about 2,400 acres on which he had been making experimental culture. I never intended to convey that 2,400 acres had been utilised for this purpose, it would no longer be "experimental". In fact, it would be practically an impossibility (given the country) without steam machinery.

I shall be glad if you will do me the favour to grant me an interview to-morrow morning, when I will show you how far I have advanced in the formation of this Company, which

To the Under Secretary of State, (continued)

will probably be registered in the course of the next few days. When this registration is effected, Mr. Angyropoulos will immediately proceed to the Juba, and will put under cultivation 800 acres of Cotton and 500 acres of Maize.

I am,

Sir,

Yours faithfully,

*[Handwritten signature]*

To the  
Under Secretary of State,  
COLONIAL OFFICE.

S.W.

*Mr. Angyropoulos has asked me to transmit to you a copy of his original report to the*

COPY.

21593

To the Directors of  
J. H. W. Syndicate, Limited.

Dear Sirs,

I beg to refer you to our Annual Report on the Jubaland Territory of British East Africa, and the result of experiments made there.

Jubaland has been under British Dominion only for about a dozen years. At present peace and security are absolutely assured. It is new territory opened up to colonization, and offers a wide field for agricultural and commercial activity. Recently the British Government has been creating new military stations up to the Abyssinian frontier.

CONCESSION. The Concession which is the subject of this Report was granted to me in 1907 for a term of 99 years, and in accordance with the laws of the Government, registered at the Land Office at Nairobi.

The area of this Concession is 5,000 acres, but I hold an option to add thereon 5,000 acres more adjoining by concession. About 2,400 acres of my Concession are already cleared for cultivation.

LOCATION. These lands are situated on the right bank of the Juba River which separates the Italian Somaliland from British East Africa. They are about 70 miles distant by the river from the railway which flows into the Indian Ocean at about half a degree south of the equatorial line. Approximately the 6,000 acres have about 5 miles of river frontage.

The concession is bounded on the south by the Halmeired Hill which gives it its name, and which, making a detour, also bounds the western side. To the north it is bounded by the Hadji-Wan Hills, and on the east by the Juba river.

GEOLOGICAL CONSTITUTION. From a geological point of view the aspect of the Jubaland territory is most uniform. The river is bounded on both sides by sand hills running parallel with it, and which are sometimes close to the river-bed and sometimes a little inland. It is the strip of territory comprised between these sand-hills and the river which constitutes

the arable land granted, or to be granted, to European planters. In the interior, beyond the downs, the country changes its appearance. By the river the vegetation is rich and varied, but the downs once crossed one comes upon wide open plains as far as the eye can reach, covered with thorny bushes or shrubs. The strip of land comprised between the downs and the river is of a clayey nature and extremely fertile, having remained uncultivated from time immemorial and thus having stored up for centuries many nutritive elements of which it has not been robbed by cultivation.

The Juba river takes its source near the lake Victoria Nyanza and the Abyssinian plains, which explains the resemblance between these lands and those of Egypt as regards the cultivation of cotton: but there is this difference in their favour - a complete absence of chloride of sodium.

Given the above facts, one can affirm with certainty that this land is capable of a very considerable yield in the following products :- COTTON, SESAME, BEANS, AGAVE, COCONUT TREES and RUBBER.

CLIMATE. // It is very healthy, and the rains regulate the temperature and the moisture. The average temperature is from 28 to 40 degrees centigrade, during nearly the whole year, the region being near the equator. However, summer is distinguishable from winter by the absence or the frequency of the rains. Towards the month of April the heavy rains begin, and last for about 4 months. Thanks to them, the natives are able to gather in one or two harvests of MAIZE. In the month of September the rains begin again for a short time. From April to October is therefore winter, and from October to April summer. Given the climatic conditions, the country presents no disadvantages for European colonizers.

POPULATION AND LABOUR. // The population is made up of various tribes, the principal of which are the SOMALIS, who were the masters of the country before the English occupation. The GOSHAS who have been freed by the British Government since their

dominion: before this they were the slaves of the Somalis whose lands they cultivated. At the present time they are the owners of a little piece of land, or else they go and work on the concessions of the Europeans. They are a very strong tribe and of a very mild character. They are chiefly farmers and excellent workers.

According to the estimate of the British Government, it is thought that there is more than 40,000 inhabitants on the right bank of the Juba river. In consequence of the severe measures taken by the Government and the taxes which have been imposed, even the Somalis are obliged to ask for work, which assures an abundant supply of labour. The workmen are recruited at the Government Office, together with the term of their engagement. They are obliged to carry out the work given them under penalty of severe punishment. By special arrangements I have made sure of a set of permanent workmen under the most favourable conditions. These arrangements are based on the allotment system, that is to say, they receive a house to live in and a right to cultivate on the concession, and they undertake to sell their produce to the Concessionaire, and at a much lower price than the actual value of the goods. The workmen who do not come under this allotment system are paid at the rate of  $\frac{1}{2}$  a rupee (8d) per day.

Whatever number of workmen may be necessary, it is always easy to get them in the country itself.

Beside the SOMALIS and the GOSHAS there are also ARABS from Aden and the Yemen who are exceptionally good farmers and very competent in the cultivation of Maize, Beans and Coffee, and especially that of cotton.

From the above it is clear that no anxiety need be felt on the question of labour or the plentifulness of same.

COMMUNICATIONS and TRANSPORTS. Kismayu is the most important town of Juba Land, and it has a port accessible to ships of high tonnage. There are two roads from Kismayu



which reach the river at the village of Gobwen. One of these roads is along the shore; it is very easy and serves for transporting goods by camel, being also the shorter. The other branches off into the interior and runs through hard ground, and is used for transporting heavy goods. Gobwen is the first military station on the river, and here the Offices of the Emperor Navigation Co., Ltd., are situated. 44

Gobwen is connected to the next military station, Yonti, by a road running alongside the river. Three miles higher up the river than Gobwen, the Concession in question is situated, and the road runs through it from end to end.

Going up the river in a steamboat it takes 40 minutes from Gobwen to the Concession. From there, still by river, one arrives in 2 hours at Yonti. Yonti is 10 miles from Gobwen in a direct line by land.

Continuing to go up the river, after Yonti, one passes a large number of villages, the most important of which on the right bank (English) would be Alexandria, a station created by the English last year.

The Juba river has an average width of 110 to 150 metres. For six months of the year, when the waters are very high, it is navigable as far as Bardera, which is the penultimate station of the Italian Menadir, a large commercial centre, situated at 450 miles from the mouth of the river. Beyond Bardera the passage of the river is impeded by the rapids of Harion.

The river traffic is maintained by the boats of the Emperor Navigation Co., Ltd., owned by Mr. George... A year ago active commerce and exchange business is carried on with the interior, and a new impetus will be given to the trading by the creation of the new stations which will shortly be made by the British Government, and of which I have already spoken.

It is evident therefore that there is every facility for transporting the products of the Concession both to the interior of the country and to the port of embarkation, Kismayu. The following Navigation Companies call at this

I would also add that Mr. Hobitt expects to have a coast-  
 ing vessel for the transport of goods from KISMAYO to SOBERA,  
 which is at present done by camel in some 400 miles.

EXPERIMENTAL MAIZE

(a. MAIZE). The experiment was made over 10 hectares of land  
 harrowed by a steam plough. The seed was sown at random after  
 heavy rain. After four days the plant came up. Twice the  
 maize was weeded, and after 34 days it ripened. Maize has very  
 little to fear from parasites. Neither black rust (*Ustilago*  
*Maydis*) nor mildew (*Sporisorium Maydis*) affect it in this  
 country where they have never been seen. The seed sown is  
 soaked in a solution of Copper Sulphate to guard against mildew  
 and to preserve the harvest if it is to be despatched to any  
 distance. The following is the result obtained from this  
 experiment :-

I got in 48,000 Kilogrammes, thus on an average :-  
4,800 Kilogrammes of maize per hectare

The planting expenses are divided up as follows :-

1.	Steam ploughing 10 hectares daily, at the rate of 11 rupees = (£1) thus for 10 hectares (Mechanic's wages, fuel and lubricating included)	Fr. 50.00
2.	50 Kgrs. of seeds per hectare @ 7 rupees per cwt., viz 500 kgrs @ Fr. 3.50 per 100 kgrs	32.50
3.	Sowing - 2 men per hectare @ 2 rupees	50.00
4.	First weeding, 2 men per hectare at 1 rupee	50.00
5.	Second " " " " " "	50.00
6.	Harvesting, 2 men per hectare " "	66.66
7.	Carrying to store-house, 2 men per hectare	33.00
8.	Shelling, at 2 rupees per 100 Kgrs. - Fr. 0.42 for 48,000 Kgrs	<u>201.60</u>
	<b>TOTAL CULTIVATION EXPENSES</b> Fr.	525.76
	Sacking expenses, 460 bags at 0.50 frs.	<u>240.00</u>

**COST OF MAIZE FOR SALE, for 10 Hectares Fr. 765.76**

thus for one hectare = Fr. 76.53.

I will now give you my calculation in English measures weights and currency of what I estimate I shall be able to do by cultivating 500 acres of Maize between this year and 1911 if a pair of steam ploughing engines are sent out before the 31st of December this year.

I should expect to obtain minimum per acre 11 gislers (360 lbs is a gisler) which would give me per acre 3960 lbs or per 500 acres 1,980,000 lbs.

Estimate value 25.10 per ton in Europe, day 1767 tons for two crops

Value of two crops of Maize ..... 4 9718

Expenses:-

Grow Maize at 25.10 per acre for 500 acres (two crops) - 800

Transport from Concession to Kisumu at 5/- per ton 440

Transport at Kisumu at 4/- per ton 176

Transport Kisumu / U.K. or Continent 20/- per ton 1767

Total expenses to be deducted .. 3185 3185

Estimate net profit ..... £6533

b. COTTON. I will also give you my calculation in the same way for cotton.

I propose to cultivate immediately 500 acres, and, as one acre should produce 1500 lbs. we should have a crop of 1,200,000 lbs.

It has been scientifically proved that cotton when ginned, gives 30 to 35% of lint, or, say, one-third of the weight of raw cotton. We therefore have a total quantity of cleaned cotton of 400,000 lbs. The price at Liverpool on 30th June was 12½ per lb for good medium and 13½ for extra fine. The prices are high, so that we will base our returns on 10d. per lb which would give for

400,000 lbs. ginned cotton ..... 210.0 per acre  
It calculates the growing expenses at 210.0

PROPERTY OF GENERAL EXPENSES:

Salaries of staff, depreciation etc.	3000	
Transport from concession to Kismayo and shipment at 20/- per ton	178	
Transport & Insurance Kismayo to Liverpool at 50/- per ton	445	5,625
Total expenses to be deducted	5623	
Residual or profit		<u>11,043</u>

C. RUBBER. We have also made successful experiments in Rubber.

The kind planted was the "Maniot Glasovii", which yields the rubber known as "pears". The seed was purchased at Mombasa at 1.50 rupees, or 2/- per lb. It is calculated that 1 lb. of seed will produce 500 trees. The experiment succeeded, the trees having come on very well in the nursery, also after having been transplanted. After one year and a half, they were 33" in height and had a diameter of 3 to 4 inches. They had a very healthy appearance. They were tapped when a year and a half old, in order that an analysis might be made of the latex, which gave the following result:-

"Analysis made at the Chemical Laboratory of the Gambour Agricultural Institute."

Rubber	26.70
Vegetable albumen	1.90
Solution of nitrogenous matter in water and alcohol	8.15
Diast. soluble in water, not soluble in alcohol	5.90
Acidulated water	<u>57.35</u>
	100.00

From the analysis, one may see that the latex is a little hydrogenated, which comes from the trees having been tapped when too young, and before they had reached their full development.

RUBBER PLANTATION. I propose that 1200 acres will be reserved for this purpose, about 200 trees being planted each year. There will be 150 trees per acre, or 32,000 trees per each 200 acres.

Expenses for planting each plot of 200 acres.

48

(1)	Seed (1 lb gives 500 trees) - 64 lbs are required for 32,000 trees at R.1.50 per lb.	Rupees	96
(2)	Nursery - Preparation by ploughing, harrowing, furlrowing, etc.,		60
	Sowing in the nursery - 1 acre 10 men at R. 5		5
(4)	Watering of the nursery for one month until the plants come up - 2 men per acre at R. 15		30
(5)	Canalisation of the plantation at Rs.45 per acre 45 x 200		9000
(6)	Making of 150 holes per acre - One man makes 10 holes per day - 15 men will do 150 at R. 1 - Rs.8 per acre and per 200 acres 8 x 200		1600
(7)	Planting - One man plants 50 trees per day 4 men will plant an acre at R. 10 - Rs.2 2 x 200		400
(8)	Watering at Rs.15 an acre per year for 8 years for 200 acres		18000
		Rupees	29191

or 2946.

At the end of six years according to the statistics a tree gives from 2-2 1/2 lbs. Let us assume that the trees will only yield 1 lb. at the end of six years there would therefore be :-

32,000 trees producing at the rate of 1 lb per tree ..... 32,000 lbs.

Presuming that after six years rubber will be only worth 2/6 per lb. the gross value will be 24,000 for 200 acres, and the production of rubber would continue increasing annually. After twelve years the rubber plantation will be finished.

Estimated profit on rubber plantation.

6th year (200 acres)  
 32,000 lbs @ 3/- per lb ..... £ 4800  
Less expenses for six years £ 1946  
 cost of tapping, collecting  
 packing & freight 1/- per lb  
 1600  
 3546

Estimated profit end of 6th year ..... £ 1254

7th year (400 acres)  
 64,000 lbs @ 3/- per lb ..... £ 9600  
Less expenses:

1st lot 200 acres watering 1 year  
 at Rs. 15 = £1 an acre per annum £ 200  
 2nd lot 200 acres after six years 1946  
 Cost of tapping, collecting, packing  
 & freight 1/- per lb. 3200  
 Total expenses to be deducted 5346  
 Estimated profit end 7th year ..... £ 4254

8th year (600 acres)  
 96,000 lbs @ 3/- per lb ..... £14400

Less expenses  
 1st lot 200 acres watering 1 year  
 2nd lot do. do. £ 400  
 3rd lot 200 acres after 6 years 1946  
 Cost of tapping, collecting, packing  
 & freight 1/- per lb. 4800  
 Total expenses to be deducted £ 7146  
 Estimated profit end 8th year ..... £ 7254

9th year (800 acres)  
 128,000 lbs @ 3/- per lb ..... £14400

Less expenses:  
 1st lot 200 acres watering 1 year }  
 2nd lot do. do. } £ 800  
 3rd lot do. do. }  
 4th lot 200 acres after six years 1946  
 Cost of tapping, collecting, packing  
 & freight 1/- per lb 6400  
 Total expenses to be deducted £ 8946  
 Estimated profit end 9th year ..... £ 10254

10th year (1000 acres)  
 160,000 lbs @ 3/- per lb ..... £24000

Less Expenses  
 1st lot 200 acres watering 1 year }  
 2nd lot do. do. }  
 3rd lot do. do. } £ 800  
 4th lot do. do. } 1946  
 5th lot 200 acres after 6 years }  
 Cost of tapping, collecting, packing }  
 & freight 1/- per lb 8000  
 Total expenses to be deducted £10746  
 Estimated profit end 10 years ..... £ 13254

11th year (1200 acres)  
 192,000 lbs @ 3/- per lb ..... £28800

Less Expenses.  
 1st lot 200 acres watering 1 year }  
 2nd lot do. do. }  
 3rd lot do. do. } £ 1000  
 4th lot do. do. }  
 5th lot do. do. } 1946  
 6th lot do. do. }  
 Cost of tapping, collecting, packing }  
 & freight 1/- per lb 9600  
 Total expenses to be deducted £12546  
 Estimated profit end 11th year ..... £ 16254

<u>12th year (1200 acres)</u>		
192,000 lbs at 1/- per lb		£ 28500
<u>Year Expenses</u>		
1st lot 200 acres water 1 year	)	
2nd lot do do	)	
3rd lot do do	)	£ 1200
4th lot do do	)	
5th lot do do	)	
6th lot do do	)	
Cost of tapping, collecting, packing		
freight 1/- per lb	9600	
Total expenses to be deducted	<u>£10800</u>	<u>£18000</u>
Estimated profit end of 12th year		<u>£18000</u>

To my mind the probabilities are that this profit will be considerably exceeded.

I may also mention that I have 4,000 Coconut trees planted in the nursery, which will be producing in about five years' time.

d. SESAME. I also made an experiment with Sesame. The seed was sown in lines. It got one harrowing and four waterings, and four months are sufficient for its development. Two crops per annum were taken from the same field. These two crops produced 30 tons for 25 acres. The selling price on the spot to the natives for the making of oil was £2.12.0 per ton = £78.

The cost of growing the Sesame was £29. Part of the land could therefore be profitably employed in this culture.

Yours truly,

(Signed) G. ALCYRONDJEO

AGRICULTURAL ENGINEER of the Gembloux University,  
Belgium.

M J E.A.P.  
21598



16  
Smt M J  
15/11

51

DRAFT

Telegram

6.4x  
for code

journaling

15/11/04

in context

Open no  
Mandi

with reference to your

telegram of 15/11/04

MINUTE

Mr. Buxton July 15

21<sup>st</sup> 128 Walford

Mr. Sand

Mr. Pinder 15  
at Council

shows  
states that all

Mr. Just.

Mr. Cox

Agroponia claim

Sir E. Lucas

Sir F. Hopwood

doctorship

Col. Seely

to have done so way

Lord Crewe

decisions

for council

development is 2400

acres cleared for

careless

cultivation

in cotton and maize

on about 25 acre

Whitaker (Crown Agent)  
anxious for the purposes  
of the enquiry which he  
is making for us  
to be informed of the  
reply to his tel. as  
soon as it is received.



evaluation directed  
outstanding obligations  
completely decisions  
as to development  
security  
Should be undertaken

to transfer policy  
full stop Please state  
immediate  
in what respects  
investigation is  
required

Crew