

578

DESPATCH

EAST AFR. PROT.
No. 1827 ⁰⁷/₀₈

1827
Recd
Rel. 17 JAN 08

No.
555

(Subject.)

1907

Land Laws

2 Dec

of Post and Paper.

505

In copy of his proceedings of Land Laws
is letter to Council of Lands. The matter of land
alluded to has been subsequently laid before
reported by it of 2 Dec.

(Minister)

Consultative Committee

PRINTED FOR PARLIAMEN
Ct. 4117 JUNE 1908

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of Post and Paper.

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1827

Governor's Office,
Nairobi, Recd 17 JAN 08
December 1907 1907.

PRINTED FOR PARLIAMENT
Cd. 417. JUNE 1908

No. 538.
(Incl. B.)

My Lord,

In continuation of my despatch No. 532 of the 6th instant I have the honour to transmit herewith a copy of the further proceedings of the Land Board, together with a covering letter from the Commissioner of Lands.

2. The modification of the conditions and the error alluded to by Colonel Montgomery in the concluding paragraphs of his despatch have already been reported to Your Lordship in a telegram of to-day's date.

I have the honour to be,
With the highest respect,

My Lord,
Your Lordship's most obedient,
and able servant,

Secretary of State
for the Colonies,
Downing Street,
LONDON, S.W.

6940 539-N^o 2 No. 44998-720 44355

MINUTES of a Special Meeting of the

IN DESPATCH NO. 300

1827

LAND BOARD.RECEIVED
17 JAN 08

held in the Land Office, Mombasa, on Friday, December, 1907, to consider the recommendations made by the Planters' Association as to the proposed revision of the Crown Lands Ordinance, 1902, and such other business as might be laid before it.

Present, -

CHAIRMAN,

The Director of Agriculture, (Mr. A. G. MacDonald.)

BOARD,The Honourable the Secretary for Native Affairs,
(Mr. A. S. Hollis.)

The Director of Surveys, (Major E. S. Smith, R.E.)

The Land Officer, (Mr. R. Barton Wright.)

The Honourable A. A. Baillie.

Major E. H. M. Leggett, D.S.O., R.E.

Mr. A. S. Flannery.

1. It was proposed by Major LEGGETT, seconded by Mr. BAILLIE and carried, -
"That the recommendations"

"that the Honourable the COMMISSIONER OF LANDS be asked that a copy of the despatch to the Colonial Office covering the suggestions of the Land Board as to the revision of the Crown Lands Ordinance, 1902, might be laid before the Board."

2. The Board, having heard the recommendations of the deputation of the Planters' Association with regard to the treatment of Coast Lands, have the following further suggestions to make in connection with the revision of the Crown Lands Ordinance. -

1. That the Board consider that the rates of rent as recommended by the Land Board for land suitable for white colonization should be applied also to land at the coast and that

referred to advocates a higher rent than 30 an acre for the best land. The cost of planters will have to spend a good deal of capital and wait some time before they obtain a return.

3. But while admitting the advisability of the same rates, I consider that the minimum sum necessary for development is too low for the lowlands. Here we do not insist on white occupation. The Board propose to give the pioneer one half of all things as much as that obtaining in the lowlands where the white occupation is required. I would double the amount. Where white occupation is one of the conditions, the money to be sent on the property will be at least 20 times the rent; in the lowlands it will be forty times the rent.

On the authority of the average sized land in my last letter, the money to be sent on the acquisition of the lowlands to 200, in the lowlands the amount to be sent on the acquisition should be the same throughout, i.e. 20 times the rent.

I am sorry to say a mistake occurs in para. 4 of my last letter, in which I commented on the sum which would be needed to acquire fresh land in an average sized lot. The amount should have been put at \$100, not at \$200, or only half such sum can be required.

4. I venture to suggest that the following telegram may be sent to the Secretary of State:

by of 7th. December. Add, for lowlands
 this occupation of farm not necessary, but money
 development should be forty times the rent.

In Van' money's report forwarded with above
 para. for payment due for freehold read one hundred
 pounds for two hundred.

I have the honour to be,

Your Excellency's

most obedient servant.

J. M. G. G. G.

Commissioner of Lands.

REC-17 JAN 08

Office of the Commissioner of Lands,
Nairobi,

17th December, 1917.

Your Excellency,

In continuation of my letter of the 6th December I have the honour to forward a copy of further proceedings of the Land Board after consulting the Coast Planters' Association of Kenya as regards the "rent" recognition I am desiring the Board to make the request to be furnished with a copy of your report to the Colonial Office cannot be done without...

For the rest it will be seen that the Board make proposals only one special proposition for the rest.

I recommend that the rent rates should be as before at present, but that, with the occupation of the land being a high one, the minimum sum required to be spent on development should be 60 times of the 40 times such rent rates.

Assuming that the best coast lands will come in the 1st & 2nd classes, I agree with the uniformity of rent rates throughout the country. In the present condition of the country, with the difficulty of obtaining labour, I am not

prepared

SECRETARY
GOVERNOR,
LAND PROTECTOR-GENERAL,
NAIROBI.

on this basis the graduation of rents is undesirable.

ii. That the Board is of opinion that the necessity of white occupation on the Coast Lands should be dispensed with.

iii. That the Board recommends that as it has recommended that white occupation on coast lands should not be a necessary condition of settlement the development to be effected on such land to entitle to issue of title deeds should stand at 60 times the rental that it has recommended.

iv. With regard to the recommendations of the Planters' Association as to Partnerships (i.e., Recommendation No. 2), the Board is of opinion that the danger of an undue locking up of land by partnerships or companies can be prevented by a stiffening of the conditions of development.

Mr. WRIGHT wishes to record that in his opinion such partnership development should only be allowed with the consent of the Honourable the COMMISSIONER of LANDS and not, as recommended by the Planters' Association, permissible on a notice in writing to the COMMISSIONER of LANDS without such consent.

v. That the Board recommends that Recommendation No. XVI. [viz., that the size of lands for allotment shall be fixed by and with the advice of the Land Board.] for the revision of the Crown Land Regulations, shall apply to Coast Lands as well as to the Highlands.

It was decided that the next meeting of the Board should be held at Nairobi on the 9th. of January, 1907.

The question of the issue of pass on the Railway to unofficial members of the Board was brought up by Major LESGOTT.

(signed,)

S.W.J. Scholefield.