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Last previous Paper.

4368

(Subject.)

Land Order

Land minute by Amis of lands & other from the
Government, having reference to Co. metric regarding (a)
imposition of rents & prevent excessive accumulation
of land & (b) remission of rents after 23rd & 26th years of pos-
session others & recommendations pertaining thereto.

(Minutes.)

Mr. Read

The Order has been read a first
time & will be found in the
Gazette of which a copy is available
herein. The provisions as to
surface to prevent excessive accumu-
lations will be found in s. 187
and those as to ~~the~~ distribution
in s. 189 et seq.

These provisions were inserted in
accordance with Lord Um-
ber's instance in his despatch of 2nd
March, 1908, directed for distribution
as quickly as possible.
Signed this day this month —

matter by the Committee Committee
under Mr. Chisholm, and
is printed by Mr. Gossage &
Sir F. Higgins, who carefully
considered the question involved in
the land bill & gave full protection
to the settlers.

The object which they had in view
in recommending the surtax measure
was to avoid the evils
which have arisen in Australia
from the lack of such provision
in their early legislation, viz.
the accumulation of land on
the lands of native persons and
the loss of the soil of the unenfranchised
inhabitants. There were about
at one time enough in my district
to amount to 35,231/5

and may be further illustrated in
the "Land Register" of Australia.

The surtax on accumulated
land is suggested from time
to time, but up to now, and among
the majority of the other franchises
cooperation & co-operation

adhered to. But I see no valid reason why

To take now the objections here urged against
of demerit. This surtax is said to be a tax on
straggling settler. But the surtax is not imposed
until a man has 1,000 acres of first class or
6,000 of fourth class land. If he does not have
he should not have such land. The man should
have to struggle for his land.

If a settler takes more than one acre
it seems to me that he becomes a proper subject for
imposition of a surtax. As far as I can see
it is not a good idea to have a community tax.
I would rather have a personal tax.
It would be better if the surtax on 1,000 acres is
checked.

I would like to have a personal tax.
A personal tax of £2 or £3 per acre
would really meet the case. It would be fair
that the settlers, who are the chief tax payers,
pay the cost of administration. It would be fair
taking up more than one acre. It would be fair
to native pays for the expense of the Native
Proprietary.

A personal tax of less than £2 per acre
would not be fair. It would be unfair
to the people who have less than £2 per acre
annually by way of rent, etc. and it would be
unfair to the people who have £2 per acre.

As to the realization of the surtax
it is not difficult to do so.
In Australia, the surtax
is taken from the land tax.

From £1 to £10 an acre.
(a) - 10/- per acre.

33rd year which gives a sufficiently long tenure.

(c) The revaluation is only made on the unearned improvements.

The sum paid out cannot in any case exceed 5/- an acre at the revaluation at the end of the 33rd year and 2/3d at the end of the 66th year.

Proposals; if despatch we may be favourable to a settler who is fair, we should not, except we are spending large sums on helping the farmer and it is not much to say that in 33 years time the State should get something back.

I think we should tell the Governor that the principle of these two clauses must be preserved; the syntax proposals being amended so as to coincide with Lord Elgin's instructions. An argumentative despatch should be written showing once more how reasonable the principles are.

V.D.E.
8/12

I suppose that the most we can hope for is a revision on the

A.J.R.

19th

This is a draft for the Indian Agent, but, if we can't have it off, as we may do this, I would be satisfied with a copy that is right out of the Bank of England. I think it would be better to have it in the hands of the Indian Agent.

But, however, the bill is in the hands of the settlers. It is for them to state their objections and propose alterations in the Bill.

In this way line, the Govt. and the Council of Lands might be answered as Col. Ellis proposes. It is of State will not, I imagine, consent to depart from the main principles of the Bill, and the official members should be prepared to defend them in the Legislative Council. But we don't want them to force the Bill through the Council exactly as it stands. There is no light room for amendment in details; and what is most wanted now is that the Bill should be left and sent to India. So that there may be no misunderstanding about it now and our friends will be satisfied.

1st Feb 17

We shall have to consider the
details of the opposition to the
Bill when we go thru
I was a fairly long speech
for such a "no" and before I
knew we were ready for our
turn the forces of the opposition
were lining up.

7.12

7.12

yes, but the main principles are sound,
and surprisingly moderate, and I hope
we shall not budge. 95.

7.12.

The difficulty in all these cases is
to see between the living which
was no missions in Australia,
and a slightly more temperate
enthusiasm, and it is a very real
difficulty. In view of the manner of
the grants and the Committee's
Lands, it will suffice at present
to say that they add to the power
that cannot now be found yielding
to the Govt. etc. in Committee, a
power in financial account, and one
in our opinion the result is not yet
of the passing of a long time of
incubation of such a committee required.
Now let the power it can be
expended out in the legislative branch
is long established here in this case
the fact with any financial provision
is passed to us an amendment -

7.21. XI

Dear Mr. & Mrs.
Faulkner: I am sending
you my specimen of
the new species
which I have
described
in the
Journal
of
the
Academy
of
Natural
Sciences
of
Philadelphia.

The river appears much constructed; etc. -
The winter - wet - will - construct
rainy for it so that the river will be
a small flood. with segments & small - or even
I think Parrotspur is - no doubt & its
size is the largest - brown, small as
for inferior - much
can be present - probably
a number others of which are
mention - the -

and large in
the lower part

Parrotspur
is probably really

like you to come
over from Dublin
with me -

Mr

99807
No. 552.

Involv'd

MY LORD,

I venture to trouble you again in this

connection with your

MY LORD,

ordain's

the history of the

U.S. Principal Secretary of State

of the Colonies

478-15

6. As a matter of fact I found that the question of a land tax, to be imposed later on when farms are showing a profit, would not of itself be resented. Generally the settlers appeared to consider such a tax in the future a not undesirable measure, but as I have already said, they are entirely opposed to it until the present experimental stage is passed.

7. In his minute Colonel Montgomery has shown that so far the surtax is not essential for the purpose for which it is intended to be imposed, and in my opinion it would be well to defer this measure for the present. If hereafter it is found that despite the safeguards elsewhere provided for in the Bill and referred to by the Commissioner of Lands, individuals are making undue encroachments on land then the surtax can be introduced. I may further say that we look forward to a time when in the course of agricultural and pastoral development will make the introduction of a general land tax for revenue purposes, which might, or might not, in accordance with

In the survey, if it is likely to be

as follows, the same

as ever you have

the materials are sound to check them against

or leave unchanged, then add subject to your

suggested due incorporation, August 20, London.

As to the air pressure by your system. That

has been arrived at after reading the evidence of the

in the press, concerning the effect of the

in daily commerce during a three months period

settling period, after careful consideration.

Executive Committee unanimous

to express its full concurrence

in the adoption of this measure, which has met with

such opposition.

Colonel Montgomery on the subject

undoubtedly will be in full

accordance with our views.

Colonial Secretary

to my right, and I do not at the present

moment consider the proposal as regarded

as nominal. And as the enhancement will not exceed 10% on

the enhanced market value of the land, I must say that the

proposal cannot be considered as one likely to pass with

unanimous Governmental support.

Opposition, however, argued to me that it is the un-

certainty that diminishes. They do not take more

account of the enhanced value of the land, and yet the

settler is concerned with such figures as £d

and £d per acre, for what he now pays £d or £d; and it

has been represented to me that even the enhanced rate fixed

now in terms of £d per acre, £d and £d, intending settlers

would know but the £d per acre land could acquire a better

price. Still, it is probable that, and in fact most of the

settlers would remove, the enhanced amount is naturally

over the enhanced amount, and so the enhanced amount is naturally

over the enhanced amount, and so the enhanced amount is naturally

over the enhanced amount, and so the enhanced amount is naturally

over the enhanced amount, and so the enhanced amount is naturally

10. The principles laid down in this connection in paragraph 8 of Your Lordship's despatch above noted have my full concurrence. It will have been evident from a previous despatch, I have been doubtful as to the advisability of fixing the maximum so high as at 3d and 2s 3d; and I am still further confirmed in this opinion by the results of my tour. I venture again to urge on Your Lordship's consideration the proposal, already advocated by the Commissioner of Lands to fix the miscellaneous rates at the lower figures of 8d (50 cents) and 16d (1 rupee).

11. This, if these maxima are ever realised within the time, will alone mean a largely increased revenue, and if necessary and the progress of the country warrants it, it would be within our power to fall back on a land tax, and it will certainly have a less frightening effect than the rates proposed in this despatch. In this connection I submit a copy of a letter I have just received from one of the most prominent of our leaders. I refrain from comment on the letter, but enclose it as

showing

Office of the Commissioner of Lands,

Nairobi.

11th November, 1908.

Your Excellency,

I have the honour to refer you to para. 22 to 27 of the despatch of the Secretary of State of the 19th March, 1908 on the revision of the land law, containing proposals for checking excessive accumulations of land in the hands of individuals.

2. These proposals are briefly as follows:-

- (a) A surtax charged on rentals, the lowest values being exempt, and the rate rising as the amount of rent increases.
- (b) The absolute prohibition of the accumulation of more than 100,000 acres in the hands of individuals, safe-guarding the rights of banks and loan companies.
- (c) The imposition of a penalty on "dummying."

3. An endeavour has been made to incorporate these provisions in the new Land Ordinance, but we have not succeeded in framing a ~~satisfactory~~ ~~satisfactory~~ proposition, and I recommend it to be reconsidered.

Yours truly,

It

THE GOVERNOR,

BRITISH EAST AFRICA PROTECTORATE

NAIROBI.

It will be seen that (a) and (b) are on different bases, the former on the rental, the latter on the area basis. There is one difficulty, though it could doubtless be overcome. In working out details we find it well to assess on a lower rental than £15. The sum on this sum amounts to £1, the smallest unit which should be demanded. This is our rule in our rent charges.

Finally, seeing that existing property will be exempt from the surtax, practically no income will be realised for some years. Under the new conditions grants can be obtained in moderate size, and more will not ordinarily be given to the same individual until he has secured what he first obtained.

4. The new Land Bill has been severely criticised, more especially the proposal regarding the surtax. The general impression is that it is another means of getting revenue from the struggling settler; and it is also felt that it will tend to keep desirable settlers from the country. The first reason has no justification, for the proposal has been put forward simply to check excessive accumulations of land. The latter has some grounds. The ordinary man looking for land will say that not only will his rent be raised twice during his lease, but he will also probably have to pay an extra

for many years at once
this here, would prevail

now. I have the
very [redacted]

troublous state
ment, and so I feel
believe, in which
company, having large
label)

than the [redacted] and
my self. Secretary

and [redacted] and
ality, and [redacted] and
that we are in

difficulty, and
[redacted]

(c) be
retain

the [redacted]
[redacted]

the [redacted] of the [redacted]

the [redacted] [redacted]

It is admitted that the proposal to revise the rents in the course of the lease is perfectly logical and just, but it is urged that this also will keep away the desirable settler. And the suggestion for Your Excellency's consideration.

If the lease plus revision of rent will keep people from taking up land, this form of tenure stands condemned. But I am not sure that it will.

And personally I think it is fairer to let the lessee know in the beginning what he may have to pay as enhanced rent if land values rise.

My opinion (as I stated in previous report) is that the maximum rates of enhanced rent have been pitched too high. This view has not been accepted by the Secretary of State, but I trust it may be reconsidered.

If a man knows, when he takes up land, that his rent cannot be raised in the 33rd, and 66th years beyond 3 pence (50 cents) and 16 pence (one rupee) he will be more likely to accept the conditions, than if the enhanced rates are set at 9 pence and 2 shilling and 3 pence. But in no case can the rent be more than 5 per cent. on the unimproved value of the land, but it is also impossible to say what that value may hereafter be, or how it will be calculated, that intending settlers will usually consider only the annual maximum rates which are to be entered.

1950年1月25日

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to get this situation more under control. The
WHO has also issued a report on the situation.

fel et al. 1996). In addition, the presence of the *luteinizing hormone* receptor in the pituitary of the female zebra finch suggests that the pituitary may play a role in the regulation of the gonadal axis (Kilpatrick et al. 1996).

This is a high-contrast, black-and-white image, likely a scan of a physical document that has suffered significant damage. A large, dark, irregular shape dominates the right side of the frame, appearing as a deep black or a severely overexposed area. To the left of this central damage, there is a faint vertical scale, possibly a ruler, with markings that are difficult to discern due to the high contrast. At the bottom left, there is some handwritten text that is also partially obscured by the damage. The overall quality is grainy and lacks fine detail due to the extreme contrast.

... upon develop-

- 2 -
- 2 -
- 2 -

the *new* *old* *gold* *silver* *gold*

in the problem (3) we

The time will come when you will have to pay tax, and it may then be necessary to accumulate capital to meet it.

卷之三

farmers who desired to make this land their home.

It is not in my province to express an opinion on the New Land Ordinance, but as a sincere well-wisher of this beautiful and promising young colony I have deemed it my duty respectfully to bring the foregoing facts to Your Excellency's notice.

I have &c., *[Signature]*

Sig - J.R. ERASMUS.

which are not sufficiently appreciated; ⁽¹⁾ thereby the insignificant amount of the existing rents, ranging from 3.4 cents to 16 cents of a rupee per acre; ⁽²⁾ the fact that they cannot be raised for 33 years, and ⁽³⁾ thereby that even then, the increased rent will not be levied on the improvements made by the lessee but only on the unearned increment due to the growth of organized society, an increment which ^{was} in countries with an old established land system is coming to be regarded as proper to be resumed, in whole or part, for the benefit of the society which created the value.

4. In this connection I ~~must~~ ^{am} remark
on the very small ~~amount~~ ^{part} ~~which~~ ^{is} ~~in~~ ^{the} interest
by the European element in the community ^{on}
whose behalf so much ~~is~~ ^{now} being done.

DRAFT.

towards the cost of the administration.

In the draft estimates for 1909-10, which are before me, ~~the~~ ^{all} kinds of all kinds are estimated to produce only £155,54, while the natives of the Protectorate ~~are expected to~~ pay in hut-tax £94,314, and the British tax payer is asked to contribute £138,000 or possibly, as I learn from your recent telegram, £154,000.

b. In view of the provisions of the Berlin Act it is not possible to raise a large sum by Customs, which is the usual resource in undeveloped countries: and it certainly does not seem unreasonable that the State should, at the end of 33 years, have a chance of recouping itself for the large expenditure it is now incurring in assisting agriculture and pastoral industry.

c. I concur in the view expressed

DRAFT.

9. The large increase in the tax on holdings over 50,000 acres and over, and the practical prohibition of holdings over 100,000 acres are intended to check the accumulation of land ~~in~~ the hands of a few individuals which have had such deleterious effects in New South Wales and elsewhere.

10. His Majesty's Government are of the opinion that means must be found of securing to the Government, i.e., to the community, a share in the future increased value of the land, and that this need is not met by the possibility of a land-tax the incidence of which cannot be regulated. They also hold that ~~excessive~~ accumulations of land in the hands of individuals must be restrained by law so far as it is possible to do so.

11. Subject to the maintenance

details of the scheme, they trust that the scheme if passed will be

and freely in the opinion
council, it being however understood that the
provisions of the Bill as ~~passed~~^{found fit} on land
~~passed~~
Miggin's despatch held ~~was~~^{on} ~~the~~^{the} 2nd
particular

12. It will be an opportunity

for

46574

No. 565 of the Legislative Assembly

From the General Committee

on the subject

should be sent to

the Legislative Assembly

as soon as possible

as soon as possible

I have etc.

C. C.
C. C.