

Sir, Donald Stewart
 to spend a sum
 a sum of £2,000,
 in addition to the
 amount already provided
 in the estimates, on
 preventive measures. Should
 further expenditure prove
 necessary, Mr Lytton
 to agree upon the
 method again to their
 satisfaction.

I am to request that Mr
 Lytton may be furnished
 with a copy of reply
 to this letter, as the
 matter is argued.

R.A.

DESPATCH

EAST AFR. PROT.

34861

16



No. 314861

30 SEP 05

(Subject.)

Government Buildings—
 Messrs Juwari's houses at Nairobi

496

1905

9 Sept

at previous Paper.

Report by D.P.W. showing present
 arrangements for Messrs J. and recommends
 acquisition to purchase them at £2,000
 on cost estimate from the Govt.

(Minutes.)

Mr. Read.

The purchase of the buildings
 seems clearly economical.
 I would like to get the matter out
 of the way before the estimates actually
 come shall we get Treasury
 sanction now.

Mr. 4/10
 Better wait for the estimates. I do not
 think that the Treasury will sanction until
 they have the General Estimates from
 at once.

H. J. R.

10/10

Total amount of work to be done
 in the building with a view
 to the purchase of the
 buildings. H. J. R. 22/10/05

34861

Commissioner's Office,

Mombasa,

47

September 21st 1905.

AFRICA PROTECTORATE

No. 496



Sir,

copy 1622

With reference to your despatch No. 194 of April 20th on the subject of Messrs. Tonks and Allen's offer to take over the Government buildings at Nairobi and rent them to the Government at a reduced rate, I have the honour to transmit to you herewith a copy of a report which I have received from the Director of Public Works, showing the present arrangements with Messrs. A.M. Jeevanji and Company. You will observe that these arrangements are far from advantageous to Government. They were, however, the best that could be made at the time, no houses having been allowed for the staff, and no money sanctioned for building purposes. I have the honour to recommend that Mr. Ross's suggestion to purchase Messrs. Jeevanji's houses at Nairobi

W. July 17th '05

Principal Secretary of State

for the Colonies,

Downing Street,

LONDON.

2/10/1622

13/11/05

be favourably entertained, and I am causing the sum of

500 ~~seven thousand five hundred pounds~~ to be inserted in next

year's estimates for this purpose.

I have the honour to be,

Sir,

Your most obedient,

humble servant,

(In the absence of H. M. Commissioner)

34861
30 SEP 35

COPY:

REPORT.

I have the honour to acknowledge the receipt of your despatch asking for a report upon the terms on which certain Government buildings in Nairobi are rented from Messrs. A.M. Jeevanjee & Co.

A despatch on the subject was in course of preparation in my office recommending that the renting of these buildings should, if possible, be stopped by their purchase outright on April 1st 1908 with a sum of money to be included for this purpose in the P.W.D. estimates for next year. The receipt of Messrs. Tonks and Allen's offer of March 8th 1908 does not lead me to change my advocacy of a step which will obviate the ultimate payment of a sum of £ 4,912 to Messrs. Jeevanjee & Co. or of £ 3,934 to Messrs. Tonks and Allen if their present offer were accepted.

Of the thirteen buildings in question twelve are let for terms of ten years, while for the thirteenth no time limit appears in the lease. This one is the Sub-Commissioner's house at Nairobi for which £ 92-6-8 a year is now paid. This payment is to continue until the house is bought outright for a sum of £ 554. In the meantime the annual amounts of rent are not now considered as part payments over an extended period. The rent paid during the first four years is deducted from the original cost price which was £ 923-6-8, but no further reductions are now to be made. The land on which this house is built is the property of the contractor until such time as the Government buys the house outright. In the meantime the contractor is required to keep it in proper repair. This is the only house for which the

contractor

Mombasa September 1908

SIR D. STEWART

No. 498

Reference C.O. Despatch No. 104 of April 20th.

Indorsement A.

Received

by [unclear]

Purchase of Messrs Jeevanjee's houses at Nairobi
28/9/08

contractor does so engage.

The remaining houses are all leased to Government for 10 years at a yearly rental of one tenth of the estimated cost of erection. Most of these estimates were probably much in excess of the sums actually spent on the buildings. During these 10 years the contractor is, as stated above, under no obligation to maintain the buildings in good repair. The Government is at liberty to buy them at any time during the 10 years for the amount of their estimated cost. So by allowing the ultimate purchase to stand over until the expiration of these ten year periods the Government will be paying twice the estimated cost, which as already pointed out will be two and a half or three times their actual cost. It may of course be argued, for it certainly is the case, that some of these buildings are not worth buying even now, and that six or seven years hence (if any of them remain standing so long) they will not be worth accepting as gifts. However their ultimate purchase is unavoidable, as otherwise the ridiculous situation would arise that the contractor upon paying a perfectly nominal ground rent ranging from sixteen shillings to £ 8 per annum, would be in a position to evict official occupants and let buildings on Government sites to private individuals. The possession of these sites would remain in his hands for a period in each case of 75 years, and even then the land would not revert to Government but could only be recovered by some arrangement to be mutually agreed to.

Tabulated particulars of the rents etc. of these thirteen buildings are enclosed on a separate sheet.

To summarise:- In the event of these leases being allowed to run their full course, a sum of £ 4,912 to the contractor, or of £ 3,934 to Messrs. Tanks and Allen, will

have to be paid as rent. Following this, a sum of £ 7,180 will have to be paid to either party as purchase money. If this is not done, such valuable sites as the houses in Dagoretti station, in the Government farm at Morendat, in the Military lines and on the Protectorate hill at Nairobi, will pass into the hands of the contractor (or Messrs. Tonks and Allen) until the year 1988 or thereabouts, the total Government receipts for the ground rent of all these buildings for the whole of the 75 years being only about £ 2,000.

Finally the unfortunate Government officials in 1988 will without doubt be considerably worried before they manage to arrange a disposal of these lands which will be "mutually agreeable" to themselves and the "heirs, executors and administrators" of our astute fellow citizen.

The case for immediate purchase is thus seen to be a very strong one, and if anything further were needed, it only remains to add that any improvements made to the buildings during the ten years of Government occupancy are to produce a corresponding increase in the amount of the final purchase money.

I therefore strongly recommend that a sum of £ 7,500 be included in next year's estimates for the purchase of these buildings. Whether Messrs. Tonks and Allen's offer is accepted in the meantime or not is really immaterial, though I should advise its rejection. They will probably withdraw it if they are led to understand that the payment of rents will cease on April 1st 1906.

(Sd.) W. M. Ross,
Director of P.W.

Nombasa,

July 17th 1905.

House.	Present Annual Rent.	Year in which the house was built.	Amount payable as rent, subsequent to April 1st, 1916.	Particulars of the house.	Amount of the rent payable by the contractor following 7th 1916.	Price for purchase of the house.
Bungalow now occupied by Dy. Commissioner	115-0-0	See 1895-1913	745-4-0	Government	107-15-4	1,169-15-4
Bungalow for Second Lt. Edwards, 3rd L.A.R.	66-12-0	March 1895-1913	463-6-6	Not stated	2-8	372-11-4
House for Treasurer, Nairobi	6-0-0	April 1917	420-0-0	Government	?	600-0-0
House for Forest Officer, Nairobi	55-17-4	do.	391-1-4	do.	?	559-13-4
House for Medical Officer, Nairobi	55-17-4	do.	421-1-4	do.	?	553-13-4
Bungalow on Government Park, Moresdal	56-0-0	May 1913	396-13-4	Not stated	2-8	560-0-0
Outhouse at Second in Command's bungalow, Military Lines, Nairobi	9-12-0	June 1913	68-16-0	Government	1-4	96-0-0
Native Hospital, Nairobi	84-16-0	do.	607-14-8	do.	12-4	948-0-0
Outhouse for disto.	10-8-0	do.	74-10-8	do.	nil	104-0-0
Collector's Bungalow at Dagoretai	56-0-0	do.	401-6-8	do.	2-8	560-0-0
Post Offices, Ngumu	40-0-0	May 18 1913	394-18-11	do.	1-4	400-0-0
Quarters for Protectorate Officers, Nairobi	80-4-0	June 1914	654-19-4	do.	2-8	801-17-4
Sub-Commissioner's house Nairobi, (built in 1899)	92-6-8	Until house built	-	Contractor	-	554-0-0
	2785-14-4		9,912,12-9			87,480-3-8