

EAST AFR. PROT.
29570

DESPATCH

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REC'D
4 SEP 28 1909

G.
G. G. No.
463
1909
2 aug.
Previous Paper:
5795

LAND RETURNS

HALF YEAR ENDED 30TH JUNE 1909.

Trs with memo: by Commissioner of Lands.

PRINTED FOR PARLIAMENT
in Col Reports Annual No 635

Mr. Fisher.

The Land Dept. in the E.A.P. is a very hard-worked Dept. & I think that we might express approval & satisfaction at the improved condition of affairs in it.

I see nothing in the Returns to which it is necessary to call attention. We are under pledge to Parlt. to issue a return of concessions granted. A Return (A) will have to be printed & submitted (for publication with the return for the Dec. 1/2 year) in the Annual Report 1908-10.

Sent to P.D.
17/III/10
Subsequent Paper
9064/10

along with N.Y.R. 8/15

Governor's Office,

Nairobi,

EAST AFRICA PROTECTORATE.

August 12th 1909. 380

No.463

(Incl.4)

C. O
29570

REC
SEP 4 1909

My Lord,

With reference to my despatch No.48 of the 25th of January last, I have the honour to transmit herewith a return of the Land Grants in this Protectorate during the half year ended the 30th of June 1909, together with a covering Memorandum by the Acting Commissioner of Lands.

Return
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800
5795

Memorandum
Aug. 11th

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

Your Lordship's most obedient,
humble servant,

H.M. PRINCIPAL SECRETARY OF STATE

FOR THE COLONIES,

DOWNING STREET,

LONDON, S.W.

M. P. 137/09.

RETAINED

3092

380

11. 8. 09

No. 4796/26 RW/R.

Land Department,
Nairobi,

C. O.
29570
4 SEP 09

11th August, 1909

INCLOSURE

In Despatch No. 463 of 12. 8. 1909

Sir,

I send herewith my usual half-yearly returns under the three heads, A, B, and C: applications for which deeds are registered, pending, or cancelled.

In January, in forwarding my returns with a detailed analysis, I commented on the disappointing improvement as compared with the previous six months, pointing out the stages where I considered we were to blame for the lack of improvement, and urging the necessary remedies.

Though the sum total ^{pending} is only less by 15, an examination of the analysis shows that in December last we were waiting for the return of 76 draft leases by settlers; in June it had become 56; and in December last we were waiting for return and registration of 49 engrossed deeds, in June for 117, so that of the 505 total pending we are in a position to wipe off at once 56 + 117 = 173, against 76 + 49 = 125 out of 520, and although of course always when the returns go in there must be a certain number of out-standings under these heads, were the draft leases

promptly

The Secretary to the Administration,
Nairobi.

The Secretary to the Administration. (No. 2)

promptly returned, ^{by settlers} and the engrossed deeds promptly registered, the sort of number one would expect outstanding under either head would be liberally covered by 30 each or a total of 60, so that the settler may be said to be responsible for at least 100 deeds not being through.

It will be seen that in our office only 19 deeds are pending issue in case of drafts and 19 in case of engrossments.

I called attention in January to the large number of pending ~~plans~~; here there has been a very marked improvement from 85 to 46, and pending survey has been reduced from 162 to 130. I have before explained that under pending negotiations we must always have a larger number of applications which for administrative ^{or other} reasons beyond the control of the Land Office cannot be dealt with, many of which never go through. Under the head "Cancelled" it will be seen this half-year there were 68, and I consider the number in the return, i. e. 98, may be treated as netmal.

Last half-year we only registered 70 completed deeds; this half-year I expect the number will be 200.

Total applications pending	=	505
Expected reduction by registration of 200 deeds		<u>300</u>
		305
Expected reduction by cancellation of applications, say		<u>50</u>
	=	<u>255</u>

The Secretary to the Administration. (No. 2)

To this we must add the unknown factor, new applications, to give us outstandings next January. Put this at, say, 125, and we get the round number 300 as the total to be expected under B Return in December next. Though not as good as I had expected the improvement has been a very marked one this last half-year.

I have the honour to be,

Sir,

Your obedient servant,

P. Bright

Ag. Commissioner of Lands

PROVINCE

PROVINCE	Pending Negotiations	Pending Survey	Pending Plans	Pending issue of Draft Leases	Pending return of Draft Leases	Pending Encroachment	Pending return of Counterpart Leases & Registration	Pending settlement of Estates	Pending settlement of boundaries	Pending fulfilment of conditions	Pending Selection	Total
Seyidie.	28	7	10	1	6	2	10		1			65
Ukamba	29	7	8		18	6	28	2		1		99
Maivasha.	15	11	20	17	19	5	63	2	3		6	161
Kisumu.	24	24	4	1	11	5	14	3			1	87
Kenya.	2	49	4		2	1	2	1				61
Jubaland		28										28
Tanaland.		4										4
Total.	98	130	46	19	56	19	117	8	4	1	7	505

NOTE

Applications pending Dec. 31st, 1908 520
 Add new applications 124
 Minus applications registered 84
 560

29570
9/2/27

Pending Negotiations.

Name.	Area.	Locality	Remarks.
dan Comty.	100' x 100'.	Nairobi.	For a Mosque.
mpson.	1000 ac.	Thata River.	
wn.	2000 ac.	Makindu	Awaiting letter from India do.
Morrison.	3750 sq. ft.	Nairobi	
Kay-Mouat.	1462.9 ac.	Athi River.	P. Letter from Magr. U. Ry.
Tompson.	640 ac.	Limoru	Fuel.
Ismail.	50 ac.	Makindu.	P. Sketch from applicant
Ram.	2 ac.	Kiu.	
E.A. Syndicate.	2000 ac.	Kikuyu Escpt.	For timber &c.
liams & Dean.	3000 ac.	Kibwezi.	Settlement of rates etc. by Land Board.
and E. V. Ashe.	5000 ac.	Thika River.	
Slatter.	2527.34 ac.	Machakos.	Re terms.
Capell.	2913.45	Machakos.	do.
McMillan.	2000 ac.	Machakos.	
Hogg.	1000 ac.	Mua Hills.	
Russell.	1000 ac.	do.	
Russell.	1000 ac.	do.	
G. G. Heard.	1000 ac.	do.	
H. Heard.	1000 ac.	do.	
J. D. Macray.	320 ac.	Mbagathi	
Whitbourne.	Farm.	Mua Hills.	
son.	640 ac.	do.	
stshaw.	15	Escarpment.	Brick, etc.

...IKAMBA.....Province.

Pending Negotiations.

Name	Area	Locality	Remarks
W. M. Langridge.	5000 ac.	Mua Hills.	To make 5000 acres.
Langridge.	?	do.	Nos. 15, 17, & 18.
McKenzie.	Plots.	Machakos.	Nos. 15, 17, & 18.
Roberts	Fibre	Mosongleni.	China clay concession return M/paper.
Waters.	China Clay	Kedong.	China clay concession return M/paper.
G. A. Nevill.	farm.	Machakos Hill.	

.UEMBA..... Province.

Pending Survey.

Name	Area	Locality	Remarks
Ardozo.	24,000 sq. yds.	Kitui.	
ed Alli.	Plot.	Makindi	of Township
li Dhunjee	plot	do.	do.
th Mission	25 ac.	Kitui	
a L. Mission	4 ac.	Rondoni P.	
ess v Bronsart	100 ac.	Kitui	
Lauer	1000 ac.	Kijabe Hills.	

UKAMBA Province.

Pending Plans.

Name	Area	Loc lity	Remarks
1 Polo Club	12.18 ac.	Nairobi Hill	
et.	25 ac.	Mwela	
Society	40 ac.	near Kiu	
E. S. Cloete.	1500 ac.	Kdarugu	
E. Pretorius.	3500 ac.	do.	
Odendal.	4 ac.	Escarpment.	
W. Bunbury	Plots	Machakos.	Nos. 9 and 25
Ismail	Plot 33	do.	

UKAMBA..... Province.

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Pending return of Draft Deeds.

Name.	Area.	Locality	Remarks.
Dairs.	200 acres.	Mile 330	
ewer.	200 acres.	Mile 332	
ee & Co.	415 acres.	Makindu	
	65 acres	do.	
ands Sports Club.	10 acres	Parklands	
Roberts.	4 acres.	Nairobi	and surrender of old lease
Buckland	484 acres.	Mtotoandie	
do.	155 acres	do.	
Hamman	3370 acres	Athi River	
Penton	5 acres	do.	
Elkington	608 acres	Chania River.	
nga Ltd.	1.510 acres	Nairobi	
Buxton	5000 acres.	Kedong.	
Buckhouse.	5000 acres.	do	
de Souza.	Plot B	Nairobi	
Far & Dias.	Plot C	do.	
Hicks.	Plot D	do.	
artz	Plot No. 58	Ngong Road.	

.UKAMBA.....Province.

Pending Emrossment.

Name	Area	Locality	Remarks
Godwin.	10 ac.	Katisura	
La Ram	2 ac.	Kiu	
E. Turnbull	2000 ac.	Nairobi R.	
Saldanka	plot A	Nairobi	
Ranjee	Plot 71	do.	
Gini.	Plot 72	do.	

. UKAMBA . . . Province.

...ing return of engrossed deeds & money, etc. and registration.

Name.	Area.	Locality	Remarks.
Burn	640 acres.	Kiboko	Deeds & Money
artzel.	640 acres.	Limoru	Engrossment of new deeds
. Burke.	1 acre.	Kikuyu	for School
Kerr.	640 acres.	Limoru.	
Bowker.	1000 acres.	Kedong V.	
M. R. Douglas.	1010 acres.	do.	
H. E. Bowker.	1111 acres.	-do.	
an Mission.	609 acres.	Limoru	
dd	5 acres.	Parklands.	
ley.	5 acres.	Nairobi Hill	
de Souza.	10 acres.	Katisura.	
Hinan.	10 acres.	do.	
L. Favous.	640 acres.	Miles 342-43.	
mpson.	10 acres.	Ruaraka.	
Bennett.	10 ac.	Katisura.	
A. Schwartzel.	2886 acres.	Tharika R.	
mour.	5000 ac.	Kasaraini	
Rehin	100 ac.	Makindu	
r. Leakey.	1 acre.	Kikuyu	
Gain	5000 ac.	Lukeria.	
Flaney.	3000 ac.	Bondoni R.	
r. Webber.	3217 ac.	Machakos.	
hall.	1000.77	Kiu Hill.	

...UKAMBA.....Province,

Pending return of engrossed deeds, money, etc, and registration.

Name.	Area.	Locality	Remarks.
H. Pease.	20 acres.	Mua Hills.	Buildings.
H. H. Hill.	10 acres.	do.	do.
K. R.	5031 acres.	Kedong.	Return C and money
Hill & Pawcus Estates.	322 acres.	Ruero R..	do.
H. Silber.	160 acres.	Mthara R.	

.. UKAMBA Province.

Pending settlement of Estate.

Name	Area	Locality	Remarks
ore.	8.9 ac.	Katusura.	
ne.	2 ac.	Kiu.	

NKAIBA.....Province.

Pending fulfilment of Conditions.

Name	Area	Locality	Remarks
Jewanjee & Co.	3 ac.	Nairobi	Livery Stables.

P E N D I N G N E G O T I A T I O N S .

NAME.	Area.	Locality	Remarks.
J. D. Macallister	100 sq. miles	Mwale Forest	Timber etc.
Diespecker	100 " "	" "	" "
l of Dudley	1000 acres	North	
l of Warwick	1000 "	of	
H. O. Ward	1000 "	Kinaniai	
H. A. Granville	1000 "	near	
Conks	1000 "	Mtwapa	
J. Parkinson	1000 "	Creek	
J. Dillon	2000 "	Malindi	
J. F. Amy Cox	640 "	Mazeras	
Cooper	1000 "	Malindi	
Glass	640 "	Mile 10	
J. F. Guest	2000 "	Mambrui	
Barrett	2000 "	" "	
J. H. Guest	2000 "	" "	
Mesen	2000 "	" "	
Glutterbäck	2000 "	Malindi	
es	2000 "	" "	
Bewall			now Ld. Delamere
Sche-Englische O. Coy.	50 sq. miles	Sabaki	& classification
D. Fawcus	50 " "	Voi	of land.
Fawcus	2 farms	Mazeras	Fibre
Loyd	1 farm	" "	Homesteads
ewsen	1000 acres	Mtwapa River.	" "
rieger	1 farm	Coast Land	
	1 farm	" "	

..S.e y i d i.e. Province.

P E N D I N G N E G O T I A T I O N S .

394

Name.	Area.	Locality	Remarks
A. Aset	1 farm	Coast Land	
F. W. Pelly	2000 acres	Sabaki -	Cotton.
Shop Peel	10 acres	Mwatate	

S. E. V. I. A. I. S. Province.

P E N D I N G S U R V E Y .

395

Name	Area Acres	Locality	Remarks
J. Mackenzie Murray	2000	Sabaki	
R. C. M. Dawson	640	Shimba Hills	
Ismael Habib	2000	Taveta	
J. Woodhouse	320	Mazeras	
Bill Williams	1000	Mtwapa	
Abdullah Nanji & Co.	5	Mwatate	
Anderson	4	Shimoni	

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396

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East N^o 549

[Signature]

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13 Sept 1909.

MINUTE.

- Mr. Parkman
- Mr. Reed
- Mr. Fiddes.
- Mr. Just.
- Mr. Cox.
- Sir C. Lucas.
- Sir F. Hopwood.
- Col. Seely.
- Lord Creave.

179
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I have the honour
to ack. the receipt of your
desp. N^o 463 of 12th Aug
transmitting a return
of the Landgrants
in the East during
the half year ended
the 30th June 1909.

2. I am pleased
to have this opportunity
of expressing
my

my satisfaction
at ^{the marked} ~~the~~ improvement
which has taken place
~~in the~~ ~~working~~ of
the Land
Office. #

Yours