

EAST AFR. PROT

27047 ~~Encls~~

Sav's Dep.	Tel
Driving	

1915

" Law

Last previous Paper:

269085

Belgian operations

Telegram for transmission to
B.S.A. Corp: as regards transport
& Belgian battery.

Ltr B/Starkey

Dra-10 serial

En 1/2/15

Stone

S.J.D.

12/6/15

To Cagin Leggott

Last previous Paper

269085

TELEGRAMS RECEIVED

186

authorities, to frame regulations to put effect to the principle of revision of rent.

3. The provisions of section 17 of the Ordinance are wider than those of section 25 of the draft Act of 1901 referred to in the Tumultuous assemblies and afford a good ample power to the Land Officer to deal with the matter in the case of land being offered for sale, but it will obviously be desirable to lay down the principles by which he will be guided. I shall be glad to be furnished with your views on the subject.

Will you have me doff my cap in respect of the contents of the Ordinance? I have

440
185
~~185~~
6051^{no}

3 October 1885

185

Dr 22nd Oct 1885

Sir,

In consequence of the enactment of the Crown Lands Ordinance, 1882, I have the honor to draw your attention to the advisability of taking up early consideration arrangements which should be made for surveying an adequate part of the Government during the later years of the coming of future leases of land for - the E. Afr. Colonies. I should be willing you to communicate with the Colonial Office before about the time when you are in 1882 when



DRAFT.

~~Int. off. Prot. (Conf.)~~

~~Belfield~~

MINUTE

Mr. Bottomley, 20/7/85

Mr. Read, 20

Mr.

Mr.

Mr. G. Piddes.

Mr. H. Just.

Mr. J. Anderson.

Mr. Steel-Maitland.

Mr. Bonar Law.

+ C.F.

9 JULY 1915

SOUTH AFRICA PROTECTORATE.

No. 404.

GOVERNMENT HOUSE,

NAIROBI,

COLONIAL EAST AFRICA.

JULY 10TH, 1915.

SIR,

*4
Govt
14/38*

I have the honour to acknowledge the receipt of Mr. Harcourt's Confidential despatch of the 21st April and to reply to inform you that the further amendments proposed by His Excellency were made to the Crown Lands Bill at the session of Legislative Council held on the 10th ultim.

2. I have now the honour to transmit herewith two authenticated and two printed copies of the Ordinance as passed by the Legislative Council.

3. I have assented to the Ordinance in the name of His Excellency.

I have the honour to be,

SIR,

Your truly, obedient servant,

celbowry
in the name of the
GOVERNOR

THE RIGHT HONOURABLE

ANDREW BONAR LAW, P.C., M.P.,

SECRETARY OF STATE FOR THE COLONIES,

DOWNING STREET, LONDON, S.W.

No. 11. - A bill in the session may
be introduced before the Legislature is closed
in 1885, and it will be easier to frame
such a bill than to give effect to
the present.

I am up the question whether
it would be good advice or a
wise arrangement for the proposed.

Mr. L. H. Belfield wrote his
advice to him before him
was present and a copy of the
same was subsequently
sent to him. He did not in that
advice consider the following
as a sufficient and acceptable
basis for a subsequent administration
than as a means by the Committee

to have given to the Land Office
of a considerable administrative
power in amounts he can say
to be sufficient for any term he
may be in office under conditions
as follows:

Act 14/15

+ 1/2
14/15

Mr. H. J. B.

He can do what is right in his way,
but he is a poor soldier & should
not be sent out under such circumstances.
Under such circumstances I do not expect to
see him again.

I have left you the question whether
it would be better to send him or a
new & more experienced man to be preferred.

Very truly yours L. H. Belfield with his
best regards & hope to see him before long
in a place and a city of the
United States where he will be especially
useful & happy. He did not say that
he was unwilling to go to the South, but
he said he did not want to accept a
position in a government administration
which was in a state of rebellion.

I have given to the Land Office
a copy of your letter and requested
that you receive it in my name. They
will be unable to do so, but if you
will give me a copy, I may have it
offered to you in either condition
as you desire.

Yours truly
J. D. B. 14/7/15

J. D. B. 14/7/15

J. D. B. 14/7/15

Sayf Baldwin's note on 20/3/68 v/s/11

"It was said that they [claims of the '71
etc 1848] do not apply - so do the Provisions
of that provision apply - to Town lots ?
I think we thought then now that it was
far more equitable and important & about
on judicial review of rents - in the case
of towns than in the case of agricultural
land."

"Report was submitted in the same
as Mr Tannadill (the ^{Col} ~~Colonial~~ Com
~~Agent~~) said in his report

"...that the compensation should be based on the
value of the property as it stood at the time of the original grant, and not on the value of the property
at the time of the sale, or the time of the claim, or the time of the valuation.

"The compensation should be based on the value of the property as it stood at the time of the original grant, and not on the value of the property at the time of the sale, or the time of the claim, or the time of the valuation.
Also, that the value of the property should be determined by a panel of three, one being the
agent and two others to be appointed by the agent, and for the term of one year. He 3 per centage
for necessities business plots in Nairobi the Land Officer has fixed a compensation
which is fair and has depended on the stand premium to secure the fair value in the
new.

Owing to the rapid depreciation of the values in Nairobi, the plots have not
obtained the full value. At the 50 ft. on the edge, 150 feet depth, rent is £10 per
acre, which factors in the cost of £100 about 12 months ago, up to
now paying £600 so that say if the original purchase value is now £10 per
acre. At the time of the sale, the price received by the Government considered
very high, and, in my opinion, the then purchasers are to be congratulated on making
a substantial reward for having the courage to put their offerings into effect.

The example afforded by these plots is however an argument for extending
the practice of fixed ratings in building rentals to other classes than pl. A-area and
so forth and it is worthy of careful consideration.

On the Colonial Office in another
was recorded

had the practice of revision of rent
carried to account & basis of the plot for