

asks as I understand
that these books are
in constant demand. I
have caused the Department
to be furnished with a
copy of the Railway Report
for the year 1911-12.

up

EAST AFR. PROT
13219

C.O
13219
1912

Leads

Township Plots
Nairobi Municipality

1913

29 inch.

Invites attention to leading articles, 29 inch.
& Municipal Estimates.

Last previous Paper.

12/29

M. G. G. G.

Put by

Put by Sir G. Fielder

I kept this for paper, which was with
with the main lead bundle and are
still missing. I put up prints of
27686/12 & 39556/12 and also the Gazette
of March 15th which contains (p. 235)
the conditions of sale of plots at
Nairobi to which the leads objects.

The sale was to take place on Apr. 9th
& we shall soon hear the result,
which will be the best comment on
the leads article.

Rest The post is charged with
putting

Next subsequent Paper.

14/312

putting up the rents to a figure which is prohibitive to the small man on the pretext of hindering speculation. It is difficult to see where the line is to be drawn - if a benevolent foot were to sell or allot plots to a limited class of some free residents at a nominal rent it is inconceivable that some of them should not take to speculation.

Soloys or buyers have a chance of obtaining land at the something lower than the speculative rental. It is absurd to contend that the foot must have all the profit out of the advanced value of land to be made by private individuals.

Area - zones containing areas a large average and I in areas would relaxation of the restriction to only one residence may eventually be found necessary. We are hardly in a position here to judge in the matter of area.

Minimum value of building - I see no hardship

here, nor in fine of £1 a day for non-compliance within two years (as to which see 39556). They are absolutely necessary if speculation is to be discouraged, & other conditions of this nature will have to be retained even if the builder's gloomiest anticipations as to the result of the sale are fulfilled.

I refer to the Municipal Position

Dist. note
 for about the
 2 areas
 measure
 & 2.2

I do not think it is necessary to comment in detail. When a proper rating system is started the Municipal Committee will be in a better position. The question of an elected body will certainly have to be considered then.

No^t

I don't think an act is required.

? Petty Ltd

5/5/13

See also for 14/2/11

H 2 R

6/1/13

alone

P. 6 5. 13

Latest Conditions.

conditions advertised of the plots on the Hill, different from any previous conditions (the land conditions and titles appear to vary with the phase of the scheme) is another step forward in an unbroken line. The Government would have a keen eye on the matter, and "move with the times." The value of the land has risen in value, and the Government is not going to be left behind the local land agents, and by normal conditions in the colonies the policy adopted is a travesty of the aims of other colonial governments. While the policy elsewhere is to get people on the land, the object here is to get the land speculator and the man in an extorting fancy price conditions from the few people on the spot. The Government, we know, is to come in to the prosperity of the country—they come in the wrong door, and of endeavouring to reap the benefit from an increase of *bond fide* population they enter themselves in the land speculation which is proceeding. There is no other inspiration could be the latest and heaviest conditions laid down on the purchase of residential plots. The rentals have been steadily raised from Rs. 5 to 115 per plot. The upset prices of a nominal sum to Rs. 480. The prices are still far below their real values—but then the public interest is expected to adjust this matter. But if a small bait is left for the public to bite at—the "hook" which has to be swallowed is absent. We quite understand the Government full credit for the motive. Their desire is to attract the professional speculator. If this aim were realised, and at the same time the public benefitted, we should give them full credit for their Government. The history of the recent sale conditions—produced in detail—is quite clear to all who have followed events. Serious people have applied to the Land Office for land which to be used for houses for their accommodation. In most of these cases the applicants

have not had the means to purchase private land for cash and at the same time go to the expense of erecting a substantial dwelling house. They observe many large areas of Government land within the town limits vacant and overgrown with weeds. Due to this "back-up" of owners' demands increase and rents have risen. The Government in its wisdom, after years of wait—endeavours to meet this position by ordering this long-delayed sale. They fear the mere land speculator—they want the land to go to the *bond fide* householder. And this is the way it is done: the land is put up at public auction, at which any person can bid—capitalist, speculator, or mere private family man. The terms are cash—no terms. The plots are two acres—absurdly large for a mere residential plot. The first imposition is that only one residence can be built on the two acres, entailing the purchase of two acres at market value for cash for the purpose of building one ordinary residence. The second hardship is the residence that each residence must cost £100 rising to £700. The third Draconian law is the imposition (nay, absurdity) of stipulating one pound a day fine on those who fail to complete the building in time. The final clinch to the one-sided contract is to forbid a sale or lease of the property in perpetuity unless with the Governor's express sanction. We are quite aware of the subtle meaning of the last-named clause. In order that the land remain in the hands of a European. But we also know that this clause is quite unnecessary for this purpose, for land is now officially stated not to be transferable to Asians here in the Highlands, and such conditions are stated elsewhere in titles. The result of these extraordinary conditions is quite the reverse to the ostensible aims of the Administration. Instead of the genuine settler being enabled to acquire a Government plot on easy terms on the stipulation of building and residence, he is straightway eliminated. It is hopeless for any person to attend this sale without £700 to £1,000 at the Bank to invest. No bank will, we are assured, advance one penny on the proposition. Now the *bond fide* applicants, or bidders, for these plots are either business men or employees. With few exceptions business men here either have their plots already, or have not the means, nor are they disposed, to lay out £1,000 in building themselves residences with an obligatory 2-acre park to keep up. The average employee certainly has not this same sum at his disposal—and if he had, could do better with it. Consequently the bidding for these plots must be confined to land speculators, the wealthy merchant who

land agents. These are the clients the present Government is seeking in the promotion of increased settlement!

It would be very gratifying to our self-esteem if the European residents of this town were all considerable capitalists. Few of the older residents may claim this distinction—the new arrivals—except safari people—may not be deemed men of wealth by the mere fact of coming to settle here. Evidently, "inspired by the exuberance of the country's prosperity," (paraphrasing Beaumont's classic expression) the Government is bereft of its senses. The people here—landowners and non-landowners—want population. The Government officials scarcely see further than outside their respective offices. Why land dealing and development that is to be done should be left to private enterprise. The Government has no right to take a hand in the deal at all. Their duty is to grant leases, at moderate rent to *bond fide* applicants imposing reasonable conditions for development and residence, and to encourage the new settler. And in the small capitalist who should be encouraged—here and elsewhere—let every man look after himself. The present policy of the Government is as if the Australian Commonwealth were parcel out their land and sell the allotments on the Melbourne—Sydney—Stock Exchange, at the highest bidder to be the purchaser instead; Australia spends thousands as does Canada, in procuring a man with small means who may be regarded as a potential colonist. Here in this country there is no present scope for the agriculturist labourer without means; but there is scope for the man, agriculturist or commercial, with from £300 to £1,000 capital. But such a person is not catered for by this Government for he cannot spend all his substantial in acquiring a home. Again quoting Lord Delamere's homely and classic remark, "I can't always live by taking in other's washing;" the country shows signs of prosperity to-day. The increase has come by our natural advantages rising superior to the obstacles placed in our road. There is a limit to this sort of prosperity. Unless the newcomer encouraged by reasonable land settlement the influx will cease, and shall be left and stranded in stagnant conditions, dependent on the few who are here to produce sufficient to run the country, with our trade falling into the hands of mere foreign agents instead of being increased by the spreading community of a growing permanent trading community, having the whole of the African interior as a trading sphere.

The Municipal Position.

It is not worthy how closely the municipal position of Eldoret town follows the position of other towns in respect to administration. In both cases the revenue derived from the people stagnates, the actual expenditure in both cases the revenue might be appreciably increased by a moderate increase in public health or drainage, if only the taxpayer had some material voice in the disposition of the funds.

The latest Municipal Estimates for 1913-14 show a total revenue of £89,094 and a total recurrent expenditure of Rs. 60,104 leaving a balance of nearly Rs. 24,000 for extraordinary and other permanent work. In addition to large extraordinary expenditures being provided for new plant, new buildings and lighting for 15,000 for the purchase of the present Town Hall. This expenditure (which is partly provided for out of last year's balance) may be regarded as a capital expenditure, generally treated by voters and old municipalities by way of loan (the £200 a year is saved by rent alone on the purchase of the Town Hall). In brief, under this aspect the town is paying its own way. Whatever little—and it is not much by superficial observation—the Public Works Department is doing for the town without direct payment from the ratepayer, is more than counterbalanced by the freedom from municipal taxation (except conservancy tax) enjoyed by the Government, Bazar, and the Railway. If all Government works and offices and the Railway area were rated in same proportion as the citizen property would be under a municipality the revenue derivable from Government sources would be largely increased.

It is quite clear to the citizen that the Municipal Committee, consisting mostly of officials (obviously to retain official control of policy and expenditure) and without one elected ratepayer in its council, is disbursing ratepayers' money without the people who pay the taxes having any voice in the matter. This is a position which would not be tolerated in any other part of the Empire, other than British East Africa—where the condition is becoming chronic. But if this autocracy or bureaucracy, were beneficent and effective there would be little cause to complain; but no person, no section of residents, is satisfied. Parklands is sacrificed for the Hill. The town roads and lanes are in a shocking condition. Sanitation still remains a scandal, though the hard-worked medical officer of health does his best, but with a totally inadequate equipment and means and always subject to

transfer elsewhere. Municipal land is held up by Government or offered for sale on absurd conditions, restricting the spread of the town and the homes of the people. The Bazar problem is one the Government prefers to leave over until some future date when they can shift the burden on the other taxpayers shoulders. There are no signs of this capital town possessing a proper market. Hence the new Eldoret township is peripheral with a market place at the outskirts. Living is rising in price and the native population, harassed by police provisions, instead of encouraged to bring in their produce. There is no proper avenue of market or sale of country produce anywhere in the town. Thanks to the lack of centralised supervision, both the cost of living and prices—not because of the lack of food-stuffs or the lack of building material and means, but the tax and the tax on the land—have risen. The town is under the thumb of the Land Office. The people are not the proprietors of the land, but are a class of tenants and have no voice in the matter.

If the seriously contemplated step of resignation by the popular members of the Legislative Councils is carried into effect, there is the same and even more grave reasons for our "popular" members of the Municipal Committee to follow suit. All those nominated members are nominees of the Government, and are powerless under the existing conditions. To get the whole spirit of legislation changed it is better that the people disassociate themselves from the entire administration until such time as we have proper representation created us on the legislative and municipal councils.

	Rs.	cts.
Local Expenses	41,473	00
Auditor's Fee	250	00
	300	00
RENTS		
Town Hall 9 months	900	00
Oil Store 3 months	27	60
OTHER EXPENDITURE		
Recurrent	23,215	00
Total	66,164	60
EXTRAORDINARY EXPENDITURE		
Duplicator	500	00
Safe	400	00
Bathing Plate, balance price	400	00
Dhobies quarters	300	00
Incinerator	1,000	00
Slaughter House	1,500	00
Cemetery	500	00
New Oil Store	2,600	00
New Pound	2,500	00
New Stockyards	7,500	00
Carts	6,500	00
Purchase of Town Hall	15,000	00
	105,064	00
Balance available for public latrines, double bucket conservancy, native loost and other major works	29,029	00
Rs.	134,994	00

reaches to a distance of 1,200 to 1,500 miles from the Pole (nearly into the temperate zone), and is nevertheless barren and ice clad at its most northward limit. Such precipices and patches of rock as are exposed bear no vegetation excepting the lowest lichens. With these conditions goes the contrast afforded by the small amount and pressure of the wind within a radius of 400 miles from the North Pole. It is, in fact, a fair weather zone—whilst, on the other hand, the Antarctic land is swept at all times of the year by blizzards of exceptional force and duration."

"Whilst these conditions render a journey from the barrier ice to the South Pole one which must be almost destitute of results of scientific interest, they render the accomplishment of such a journey an even greater feat, of endurance, foresight, and organisation than the corresponding journey to the North Pole. Its tremendous difficulty acted as a challenge to the eager and adventurous spirit of Captain Scott and some of his companions in the National Antarctic Expedition. As

tem of spoliation or corruption for which they stood."

But the Bible, scientifically studied, demonstrates that if a people must be free, they must also be disciplined. The clans of Israel that best succeeded were those that were most disciplined. It was thus they saved themselves from destruction at the hands of rival groups. It is in the field of action and not in the realm of rhetoric that the truly great leader who can bind a people into a coherent whole asserts himself. Any fool if placed in power can disintegrate a nation. A people may be deceived by speech, but it is never deluded by deeds."

Municipal Estimates.

Following are the Nairobi Municipal Estimates for 1913-14:

REVENUE—

	Rs.	cts.
Conservancy	42,000	00
Markets	4,000	00
Slaughter House	8,400	00
Cemetery	250	00
Pound	600	00
Kerosene and Petrol	380	00
Removal of carcasses	900	00
Rents	1,800	00
Licences	16,414	00
Miscellaneous	1,000	00
Quarry	3,000	00
Lighting	9,750	00
Stock Market	1,500	00

Total Revenue	89,994	00
Estimated balance at 31st		
March 1913	45,000	00
Total	Rs. 134,994	00

The Leader.

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Nairobi 29th March 1913

The Rt. Hon. The Secretary of State
for the Colonies.
Downing Street,
London.



Dear Sir,

Under separate cover I am sending you a current copy of the "Leader" for your kind perusal, more especially the leading article and the article on the Municipal Estimates. I trust I am not causing you too much trouble, but as I had the honour previously of interviewing two of your predecessors in office at the Colonial Office, I am taking this liberty.

Yours respectfully,

Editor & Managing Director

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