

C O  
31366  
No. 2735

EAST AFR. PROT.  
31366



maid of  
Date  
2 Aug  
Last previous Report  
No. 2735

Land at Kilindini

Report to the Treasury... land...  
required by the...  
position in...  
of the...  
of the...  
of the...

Mr. Reed

The Treasury... have been  
addressed by our letter...  
31366  
Sleeping dog lie

Put by

28/3

Sept. 28

at once

KJR

28/9

Part 62

AMERICAN

2010

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375

C/O  
31366  
REC'D  
27 SEP 11

GOVERNMENT HOUSE  
NAIROBI,  
BRITISH EAST AFRICA

August 29th 1911

EAST AFRICA PROTECTORATE.

CONFIDENTIAL (71)



Sir,

In reference to my despatch Confidential No. 1210, I have the pleasure to inform you that the recent business block at Lindini, near the harbour, has given some indication of the value of frontage land in that vicinity.

The price realized for these business blocks was £1,000 per acre. On this there was a rental of £71.20 per acre and rather stringent building conditions. This rental, capitalized at 6%, gives a total of £1 value per acre of about £1,500. It is not suggested for a moment that such a value could be maintained over a large area.

The business block described in the despatch is the present plan for the pier which will be required under section of your Bill and is at some distance from the existing lighter jetty but occupies nevertheless a most important position with reference to the schemes for the erection of the Government deep water pier and that of the Magadi Company. The Land Ranger is of opinion that the price of £50 per acre paid

for

THE RIGHT HONOURABLE

LEWIS HARCOURT, F.C., M.P.,

SECRETARY OF STATE FOR THE COLONIES,

DOWNING STREET, LONDON, S.W.

38995  
19

98995-20 +

for this area of 70 acres was a very low figure indeed.

4. The Magadi Company have, I understand, definitely come to the conclusion that it will be necessary for them to establish their pier upon Mombasa Island itself and in such a position that Government would have been obliged, in order to carry out the terms of the contract with this Company, to acquire this land to-day at a very much higher rate than that obtained in 1900 before business and other sites had been disposed of at Kilindini.

I have the honour to be,  
Sir,  
Your humble, obedient servant,