

EAST AFR. PROT.
No. 37567

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15 DEC 08

No. 465

(Subject)

1908

Return of Land Grants etc

Half year to June 30, 1908

Last previous Paper.

Yes - as before from Land Office

PRINTED FOR PARLIAMENT
By Roberts, Aldrich & Co. Ltd. 1908

(Minutes)

Mr. King

Are nothing particular to note in the return of grassland granted. The amounts are not large either individually or the aggregate.

Leased. Total granted 130,836 acres

Longest grant 10,000 acres

Term start invariably 99 years

Freehold. Total granted 664 acres

Longest grant 1000 acres

He had better find this return

A day with the Land Office men explaining

Next subsequent Paper.

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the reasons for the delay in making
grants in the next annual
Report.

As to the return of applications
pending I should like to see for
subscribers of the lease of 1000 sq. ft.
to the B & A. Fibre & Industrial
Co. which is evidently practically
completed but of which we
have not heard before.

W. H. P.

Received as proposed

1/28
19/10

George H. P. P.

Governor's Office,

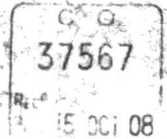
Nairobi,

September 15th 1908.

EAST AFRICA PROTECTORATE.

No. 465

(Incl. 4)



My Lord,

With reference to my despatch No. 76 of

February 11th, I have the honour to transmit herewith three statements shewing all applications for land received and dealt with during the half year ended June 30th 1908 together with an explanatory letter from the Land Officer.

2. The suggestion contained in the 4th paragraph of this letter has been approved.

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.

R.

5222
Statements

3

Land Officer
Jul. 1908

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15 OCT 08
The Honourable the Commissioner of Lands,

Returns for half-year ended June, 30th, 1908.

I have the honour to submit herewith the half yearly returns and to make the following explanations and remarks with regard to the various causes of the delay in the completion of the deeds for various applications.

1,2. Pending negotiations and pending survey.— In the case of the Coast applications, I am afraid that there may be some further delay in dealing with applications. It has been found to be almost impossible to ascertain the position and acreage of land which is free from Native Rights. In view of the difficulty which has been experienced I understand that it is proposed to close the Coast area against applications.

The reason for delay in negotiations in the majority of cases in other Provinces are as follows;—

In the Rift Valley district the question of the proposed extension of the game Reserve, the survey (now in hand) of Native and Forest Reserves, and the proposed removal of the Indian Bazaar in the Township of Nakuru have been the cause of delay in dealing with applications. In all parts of the Protectorate the consideration of applications for isolated areas of land is delayed owing to the necessity of obtaining reports, and the completion of the deeds is delayed owing to the expense and inconvenience incurred in the survey of such areas far removed from the closely allotted settlements.

3. Pending plans.— I understand that the staff of the Cadastral Branch of the Survey Department is now in a position to deal with and complete deed plans with promptitude and most of the cases included in these returns will be disposed of before the end of the current year. In some cases however owing to disputes and questions arising by reason of failure on the part of Licensed Surveyors to properly measure the areas surveyed, a certain

amount of delay is unavoidable.

4. Pending return of draft deeds. — The Land Office cannot in any way be held responsible for the delay in these cases. I regret to say that this delay is, in many cases, intentional; applicants who have not asked for, or been given, Temporary Occupation Rights delay the return of their deeds in order to avoid the payment of rent. I have referred this matter to the Honourable the Commissioner of Lands who has approved my proposal to draw up a notice advising the public that in future rent will be charged from the day the draft deed is despatched from this Office, except in cases where rent is already being paid by holders of Temporary Occupation Rights. In order to deal with the cases mentioned in these returns I propose to give notice that after a certain time date (giving a reasonable time) rent will be charged on all applications for which draft deeds have been issued.

5. Pending Registration, Engrossment, &c. In most cases delay is caused by the inability, on the part of applicants, to meet the demands for payment of rent and fees which are issued with the counterpart deeds. In many cases the amounts asked for are large, and as payment must be received in full before the deeds can be registered, and the applicant may be up-country, delay is often unavoidable. In other cases, questions may arise after the deeds have been engrossed which render it necessary to keep them pending.

6. Pending Selection. These are applications include those in the Usain Gishu Rapid Allotment and Southern Guaso Nyire Surveys, and will all be disposed of on August 1st. The Southern Guaso Nyire applications are also included in the above and will require to be more clearly defined before deeds can be granted.

In conclusion, I am pleased to be able to report that there is every prospect of the arrears mentioned in these returns being considerably reduced during the next six months and, with the cooperation of the applicants and provided that questions now pending with other Departments can be promptly settled, I consider that all pending applications could be disposed of before the issue of the next returns.

With the help of the Conveyancer, I will endeavour to dispose of all these arrears, but I must add that, owing to the absence of the Land Officer on leave and the amount of work on hand, our time will be very fully occupied.

C. K. Campbell

Acting LAND OFFICER.

July, 1908.

PROVINCE.	Part of the region being surveyed.	Pending survey.	Pending plans.	Pending re-est. of det. dead.	Pending improvement.	Pending registration.	Plans sent to Crown Agents.	Pending instructions to Crown Agents.	Pending re-turn of the counterparty.	Pending re-turn of set-tees here.	Pending re-lection and allotment.	Pending fulfilment of terms.	Pending re-lease and re-planting.	Pending re-turn of plans of application.	TOTAL.
WORLD.	8.	18	20	5	1	4									64.
Uganda.	18	10	38	31	14	21		2	8	12	1	1			138.
Malaya.	27	5	20	45	8	20			0						139.
Sierra.	14	6	17	15	4	10			5		20				139.
Kenya.	16	15	8	10	5	4			1						54.
Jubaland, Somaliland.	8		1												16.
TOTAL.	83.	64.	104.	108.	30.	50.		2.	13.	2.	21.	1.	4.	4.	551.

Jan 37567 F.A.P. 263

27/10

Yr. ay

27 Oct '08

F.A.P.

No. 524

Sir,

I have to acknowledge the receipt of your despatch no. 100 of the 15th Sept., forwarding statements showing all applications for land in the F.A.P. received and dealt with during the half year ended June last.

F.A.P. 11/10

Mr Ellis. 22/10/08

I shall be glad to have particulars of the lease of 100 square miles applied for by the D.F.A. Fibre and Industrial Co., which appears to be practically concluded, but of which I do not seem to have been informed previously.

Bring up the paper with the next General Report.

Notes
C. 11/10