



DISPATCH

NO 11622

C. O. 11622 APR 25

No. 136
1905
March 9

(subject)
Proposal of Messrs Tonks & Allen
to acquire and rent buildings to Govt.
Submits copy letter from Tonks and Allen req- for decision
thinks Messrs Juvarek who provided accommodation at a time
when it was difficult to obtain, should be given a chance
of that of the houses at present
(Munich)

Mr. Read
I have not been able to trace
any copy of the subject of
the buildings. The rent of
Govt buildings at Nairobi
figures in the Estimates
at Rs. 18460.

It certainly seems also
fair that the Messrs
Juvarek should have
the opportunity of taking
the job on the same terms

Serial 136

But of first matter of
him to give further notice of
the meeting management of
the persons concerned, & asking
whether who have the right of
affairs under the same being
management & who will have
it under the proposed arrange-
ment -

WOL 17/4

at 10 o'clock

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APR 05

Commissioner's Office,

Montagu,

March 9th 1905.

My Lord,

I have the Honour to transmit herewith for Your Lordship's decision on the proposals contained therein a copy of a letter which I have received from Messrs. Tonks and Allen formulating a scheme in connection with the Government Buildings at Nairobi now rented from Messrs. Jivanji and Company.

The scheme, as Your Lordship will perceive, provides for the exercise by Government of their option of purchase on the buildings in question and subsequent transfer at the same price to Messrs. Tonks and Allen, who undertake to rent them at eight per cent on the purchase-money, whereas we now pay ten per cent to Messrs. Jivanji.

As the value of the houses, the capital on which this ten per cent is paid, has been much exaggerated, the present rental is really very high and would probably work

Marquis of Lansdowne, K. G.

cc. cc. cc.

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out at about twelve per cent or thirteen per cent and I
certainly think it would be desirable to reduce it.

At the same time it is perhaps scarcely fair to
Messrs. Jivanji who provided the accommodation at a time
when it might have been difficult to obtain it otherwise,
not to give them a chance of keeping the Houses, and it
is quite likely that they would be willing to rent them
at eight per cent rather than lose them altogether.

I shall therefore take no steps in the matter until I
receive Your Lordship's instructions.

I have the honour to be,

With the highest respect,

My Lord,

Your Lordship's most obedient,

humble servant,

D. Stewart

CONFIDENTIAL

Private in Use

Traffic & Customs Commission Nairobi 11622

Nairobi

24th March 1906

APR 05

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SIR,

On connection with our conversation on Friday last we have the honour to lay before you the following proposition:-

The proposal is that the Government should exercise the option of purchasing all the buildings they are now renting at Nairobi at 10% on the purchase price and we shall be prepared on having the same transferred to us to rent the same to Government at a rental equal to 8%

By these means the Government will be saving 2% per annum.

We shall be glad to know if there is any probability of the Government agreeing to this arrangement so that we can lay the matter again before our clients.

We shall be much obliged if you will reply to this letter to our Mombasa office.

We have, Sir, etc.,

Sd/- Fooks & Allan

The Commissioner,

Nairobi

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H. W. Commissioner

509 MAY 87

In witness whereof
I, D. Stewart, do hereby
So. 186 of Marion, S.C. 1887.

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6. 11/2/62

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DRAFT

East Africa Post

Comar P. D. Stewart
(No 194)

MINUTE

- Mr. ~~Stewart~~
- Mr. ~~...~~
- Mr. ~~...~~
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25. 11/2/62

Sir I have the honour to acknowledge the receipt of your draft No 136 of the 9th inst on the subject of an offer received from Messrs Tombs & Aldrich to take over the boat boat things at Nairobi & send them to the boat at a reduced rate.

Before expressing any opinion on the proposal I should be glad if you would refer me to any previous correspondence.

on the subject of these
buildings, and if you
would at the same
time give further details
of the existing agreement
with Messrs Jervoise
& Co. in London, as
particulars, whether
~~the fact of the~~
the making of the proposed
lease made, that
the fact of the lease
made shall be
direct of reference

Yours