

EAST AFR. PROT
9064

3064
28 MAR 10

Crossed 106

1910
28 Feb

Last previous Paper
No 2957 1/2

Land grants &
Sec. Half year 1909

2 returns

Keep for the Return for the
next 1/2 year

PRINTED FOR PARLIAMEN
at the
Colonial Office

at once
H. J. R
29/III

See now Civ.
27932

Feb 3
Sept 9

Subsequent Paper
No 2952

GOVERNMENT HOUSE,
NAIROBI,
BRITISH EAST AFRICA.

February 28th 1910.

EAST AFRICA PROTECTORATE.

No. 106

(Incl. 4)

C O
3064
REC^d
RFG^d 28 MAR 10

My Lord,

With reference to my despatch No. 463 of the 12th of August last, I have the honour to transmit herewith a return of the Land Grants in the Protectorate for the half year ending the 31st December 1909, together with a covering Memorandum by the Commissioner of Lands.

Returns
3

Memorandum

2. A satisfactory reduction in the number of pending applications would appear to have been made.

I have the honour to be
Your Lordship's humble,
obedient servant,

W. G. ...
GOVERNOR.

THE RIGHT HONOURABLE
THE EARL OF CREWE, K.G.,
SECRETARY OF STATE FOR THE COLONIES,
DOWNING STREET,
LONDON, S.W.

INCLOSURE

In Despatch No. 106 of 28.2.1944

C O
3064
REC
REF 28 MAR 10

423

Secretary to the Administration,

I forward the Land Office returns for the last half year of

Land Grants made "A" 152.

- " - pending "B" 450.

- " - cancelled "C" 46.

The figures under "B" are explained by Mr. Barton Wright, whose analysis shows the different stages to which the pending cases have reached.

2. I have examined some of the files of the pending cases, and have found that in the majority no fault lies with either the Land or Survey Department for the delay in completion.

But a few records show that in some instances cases have been lost sight of, and have not been pushed along with all possible speed.

I have instructed the Land Officer to go carefully over the files of every pending case between this and the end of the current half year, so that, if possible, a further reduction may be made in the pending cases.

3. I have come to the conclusion that it is unnecessary to show as incomplete the cases which appear as "pending registration".

In the early days we used to have the deeds registered for the grantees. But seeing that the registration of deeds of immovable property is the business of the grantee, not of the grantor, we now send the completed deed to the purchaser or lessee and inform him that he must register within a fixed time, otherwise he will be liable to the payment of a penalty in the Registration Office.

The

71 ALY WITTHOLT PERMISSION OF THE

The deed cannot be accepted in Court unless registered and it is for the grantee to take steps to make his title good.

I propose, therefore, to eliminate from future returns all cases now shown as "pending registration".

So far as the Land Office is concerned the transaction is complete when the deed has been made over.

4. For the rest, it is only necessary to enumerate some of the causes of delay in the completion of our Land cases.

(a) Missionary Societies have asked for plots in isolated positions, and it has not been possible to send surveyors to prepare the plans.

No licensed surveyor will undertake to do such work at the current rates.

(b) Applications have been made and accepted for land in the Sultan's Dominions but the grants cannot be completed until the rights in land have been decided.

(c) Names have been registered for land in certain localities which have not been blocked out into farms.

(d) Draft or completed deeds which have been sent to grantees for approval or signature have been kept an unduly long time.

5. The registration of names under head "c" has now ceased. Our rule is to entertain no application until land has been surveyed and plans prepared.

But we still have a number of cases in which land has been promised in some area in the hope that such

locality

locality will be opened to settlement.

Persons sometimes put in their applications and leave the country, and time is taken in ascertaining if they wish their applications to stand.

As to (d) we now warn persons that if deeds are not returned quickly the grants will be cancelled.

Sd/- J. Montgomery.

Commissioner of Lands.

14. 9. 10.

ANALYSIS OF PENDING APPLICATIONS TO 31.12.1909.

Province.	Uncompleted applications.	Completed applications awaiting documents.	Total.
Seyidic	13	6	49
Ukamba.	49	22	71
Naiyasha	77	83	160
Nyanza	19	28	77
Kenya	61	8	69
Jubaland	27		27
Tanaland	3		3
Total	309	147	456

NOTE:-

Applications pending 30th June, 1909,	506
Add new applications for half year ending 31-12-09	<u>149</u>
	654
Minus applications registered, 152	
" " cancelled, 46	<u>198</u>
Total pending	456

SEYDLI PROVINCE.

Pending Negotiations.

127

Name	Area	Locality	Remarks
Man Trade Association	640 acres	Gazera	
W. of Dudley	1000 "	North of Kilindini " near Mtwapa Creek	
C. Ward	1000 "		
A. Grasswillie	1000 "		
Monks.	1000 "		
W. of Warwick	1000 "		
J. Parkinson	1000 "		
W. Dillon	2500 "	Malindi	
S. F. Amy Cox.	640 "	Masabas	
J. Cooper	1000 "	Malindi	
J. Glass	640 "	Milindi	
D. Macallister	100 sq. miles	Wale Forest	With C. O.
H. Specker	1000 "	"	
MacKenzie Murray	3000 acres	Sabaki	Reserve of titles.
Monks	340 "	Maze	GA. Resold.
H. Guest	2000 "	Mamorai	
F. "	200 "	"	
Barrett.	2000 "	"	P. settlement of
Prosen.	2000 "	"	Coast Belt by
Plutteruck	2000 "	Malindi	Recorder of Titles.
Os.	2000 "	"	
J. Swain	50 sq. miles	Sabaki	P. settlement of Dr. Swain from America.
Dr. Swain	2 blocks of 10000 (sq)	Malindi	P. further information C. O.
De Afrika Coy.	50 sq. miles	Val	
Williams	1000 acres	Mtwapa	
Boyd	1000 "	"	
Howson	Farmland	Coast land.	P. settlement of Coast Belt by
Jeager	"	"	Recorder of titles.
Met	"	"	
W. Pelly	2000 acres	Sabaki	

UKAMBA PROVINCE.

Pending Negotiations.

Name.	Area	Locality	Remarks.
Hommedian Community	100' x 100'	Nairobi	Mosque, pending settlement of rent, etc.
Thompson	1,000 acres	Tata River	pending selection of freehold portion.
F. Jeeranjee & Co.	3 acres.	Nairobi	Crown Advocate taking action on account of non-fulfilment of conditions.
Tom & Morrison	3750 sq. ft.	Nairobi	For allotting to Mr. Brown only.
V. Kay-Mount.	1469.8 acres	Athi River.	Pending, as Manager of Uganda Ry., states that he does not fuel at Athi.
H. Tompson.	640 acres	Limuru	
Miss Ismail	50 acres	Makindu	
lands of East Africa syndicate	2000 acres	Kimuyu escarpment	} Pending report from Land ranger re development.
N. & E. V. Asha	3000 acres	Thika River	
L. Duxton	3000 acres	Kedong valley	} Pending, re exchange of land at Kinangop.
R. Buckhouse	3000 acres	do.	
O. Roberts	Fibre Area	Masunguleni.	
E. A. Fibre & Industrial Co.	do.	do.	
E. A. O'Meara	1400 acres	Athi River	
N. McMillan	2000 acres	Machakos.	

UKANDA PROVINCE
Pending Applications

UKANDA PROVINCE

Pending Survey

Name	Area	Locality	Remarks
Pereira	24,000 sq. ft.	Kituf.	
de Alli	1 plot	Makindu	
All Dunjies	1 plot	do.	
W. Inland	4 acres	Mtara.	
Odendal	4 acres	Encasement	
Hogg	1000 acres	Mua Hills	
Russell	2000 acres	do.	
V. H. Heard	2000 acres	do.	
Whitbourne	Farm	do.	
Chansen	640 acres	do.	
Langridge	609 acres	do.	To make up total 5,000 acres.
Shauer	1000 acres	Kijabe Hills	
Atars	2 acres	Kedong valley	Temporary right of occupation granted.
G. A. Nevill	farm	Mua Hills	
Barker	2000 acres	Kedong	
Freston	1000 acres	Athi river	
do.	320 acres	do.	
Johnston	Farm	Mua Hills	
McDonell	20 acres	Athi River	
Ilne	Farm	Mua Hills	
E. Hines	Farm	do.	
A. O'Meara	Farm	do.	

PROVINCE

UKANDA PROVINCE.

LANDS

Existing issues of draft deeds.

11111 11111111 11111 11111
 11111111 11111 11111111
 11111111 11111 11111111
 11111111 11111 11111111
 11111111 11111 11111111

<u>Name.</u>	<u>Area</u>	<u>Locality</u>	<u>Remarks.</u>
society	40 acres	Mukad.	
Luth. Mission	25 acres	Kisui.	
Stinson	15 acres	Encampment	
de Ismail	plot No. 33	Machakos	Return of old leases, etc.
Abich	10 acres	Katisura	
Hollwood	10 acres	Katisura	
Bennett	20 acres	Katisura.	

SEKIMOTO AREAThese areas to be used as draft

Name	Area	Locality	Remarks
W. J. ...	64 acres	Makindu	Draft Lease.
...	2270 acres	Athi River	" "
...	5 acres	do.	" "
...	101 acres	Kitui	" "
...
...
...

UKANDA PROVINCEPending return of Draft Deeds.

Name	Area	Locality	Remarks
W. J. ...	64 acres	Makindu	Draft Lease.
...	2270 acres	Athi River	" "
...	5 acres	do.	" "
...	101 acres	Kitui	" "
...
...
...

WESTERN AFRICAWESTERN AFRICA

<u>Name</u>	<u>Area</u>	<u>Locality</u>	<u>Remarks</u>
1950-1951	10000	10000	10000
1952-1953	10000	10000	10000
1954-1955	10000	10000	10000
1956-1957	10000	10000	10000
1958-1959	10000	10000	10000
1960-1961	10000	10000	10000
1962-1963	10000	10000	10000
1964-1965	10000	10000	10000
1966-1967	10000	10000	10000
1968-1969	10000	10000	10000
1970-1971	10000	10000	10000
1972-1973	10000	10000	10000
1974-1975	10000	10000	10000
1976-1977	10000	10000	10000
1978-1979	10000	10000	10000
1980-1981	10000	10000	10000
1982-1983	10000	10000	10000
1984-1985	10000	10000	10000
1986-1987	10000	10000	10000
1988-1989	10000	10000	10000
1990-1991	10000	10000	10000
1992-1993	10000	10000	10000
1994-1995	10000	10000	10000
1996-1997	10000	10000	10000
1998-1999	10000	10000	10000
2000-2001	10000	10000	10000
2002-2003	10000	10000	10000
2004-2005	10000	10000	10000
2006-2007	10000	10000	10000
2008-2009	10000	10000	10000
2010-2011	10000	10000	10000
2012-2013	10000	10000	10000
2014-2015	10000	10000	10000
2016-2017	10000	10000	10000
2018-2019	10000	10000	10000
2020-2021	10000	10000	10000
2022-2023	10000	10000	10000
2024-2025	10000	10000	10000

UKANDA PROVINCEPending measurement

<u>Name</u>	<u>Area</u>	<u>Locality</u>	<u>Remarks</u>
1950-1951	10000	10000	10000
1952-1953	10000	10000	10000
1954-1955	10000	10000	10000
1956-1957	10000	10000	10000
1958-1959	10000	10000	10000
1960-1961	10000	10000	10000
1962-1963	10000	10000	10000
1964-1965	10000	10000	10000
1966-1967	10000	10000	10000
1968-1969	10000	10000	10000
1970-1971	10000	10000	10000
1972-1973	10000	10000	10000
1974-1975	10000	10000	10000
1976-1977	10000	10000	10000
1978-1979	10000	10000	10000
1980-1981	10000	10000	10000
1982-1983	10000	10000	10000
1984-1985	10000	10000	10000
1986-1987	10000	10000	10000
1988-1989	10000	10000	10000
1990-1991	10000	10000	10000
1992-1993	10000	10000	10000
1994-1995	10000	10000	10000
1996-1997	10000	10000	10000
1998-1999	10000	10000	10000
2000-2001	10000	10000	10000
2002-2003	10000	10000	10000
2004-2005	10000	10000	10000
2006-2007	10000	10000	10000
2008-2009	10000	10000	10000
2010-2011	10000	10000	10000
2012-2013	10000	10000	10000
2014-2015	10000	10000	10000
2016-2017	10000	10000	10000
2018-2019	10000	10000	10000
2020-2021	10000	10000	10000
2022-2023	10000	10000	10000
2024-2025	10000	10000	10000

BRANCA PROVINCE.Pending Return of Counterpart Lease & money.

Name.	Area.	Legality	Remarks.
A. A. Slatter	8440.79 acres	Machakos.	

UKANDA PROVINCE.

Pending registration.

Name.	Area	Locality	Remarks.
Dairs	200 acres	Mile 332	
R. Bowker.	1000 acres	Kedang valley.	
R. de Goussé	10 acres	Katiara.	
Cullinan	10 acres	do.	
Kilands Sports Club.	11.9 acres	Parklands.	
O. Roberts	4 acres	Nairobi River	
Seymour	5000 acres	Kasaraini.	
Flower	5051 acres	Kedang Valley	
Muir & Nevous Estates, Ltd	222 acres	Kyambu.	
W. E. Silver	100 acres	Kyambu	
de Jnr. & Dias.	Plot No. 70	Nairobi.	
Harts & H. Nedy	3 acres	Nairobi Hill	
P. Sutherland	1 plot	Nairobi.	

Pending Allotment

Name	Area	Quality	Remarks
E. S. Swallow	5000 acres	Prime	
H. B. Mills	5000 "	"	
C. E. B. Daswood	5000 "	"	
J. W. Lenth	5000 "	"	
Major the Hon'ble			
Genl. H. B. Velloody	1 farm	N. Brass Field	
G. S. Duan	farm	Kinangop	
G. S. Anderson	Farm No. 13 a	do	
Boale	farm	do	
W. J. Warlton,			
J. H. Britton &			
W. M. Newland	do	do	
Major G. E. Pason	do	do	
G. Campbell	do	do	

*Not accounted for under
Pending Selection*

Nyansa Province.Pending proof of means.

Name.	Area acres.	Locality.	Remarks.
F.E. Adams	Farm No. 3	Setik.	<i>(Accounted for under pending negotiations.)</i>

conveys away
ground to some person

Nyanza Province.
Pending Selection.

Name.	Area acres.	Locality.	Remarks.
Abraham	1000	Mau Escarpment	Of freehold portion.
By Cole	Farm	N. Guaso Nyiro	} <i>None shown on Nyanza Province - should be accounted for under same heading</i>
Pt. Henry	"	-do-	
Pt. of Buchan	"	-do-	

NYANZA PROVINCE.

Pending allotment.

Name	Area	Locality	Remarks.
------	------	----------	----------

Arka Ram	plots No. 22/33	Xibos	} Not shown under Pending selection.
----------	-----------------	-------	---

Rawa Ram	" 37, 26 & 23	"
----------	---------------	---

Indu	" 34.	"
------	-------	---

Nyanza (old Kisumu) Province.

Pending Survey.

Name.	Area. acres.	Locality.	Remarks.
Garvie	3000	Nandi.	
Garvie	3000	"	
Garvie	3000	"	
Garvie	3000	"	
Garvie Jr.	3000	"	
Peutteny	3000	"	
Bradwell	3000	"	
Stahhal	50	"	
Swaram	100	"	
Carnegie	1 plot.	"	
East Africa Estates Ltd.	1000	"	
South Day Christians Mission	5	"	
-do-	7	"	
Trought	10	Kapisi	
Cameron	3500	Lumbwa	
Mohammed Mahomed Hussain	Farm	Maherom	
Hilliken	5	Homa Hill	
Hill Mission	5	Kisii	

Human Resources
Location of each base

Name	Area	Locality	Remarks
Hill Mission	240.0	Number	Drift base
XXXX	700	700	-40-
Y	8000	7. New Experiment	-40-
Union	100	100	-40-

Nyanza Province.Pending return of Counterpart debts and money.

Name.	Area acres.	Locality.	Remarks.
John H. Riddell	5000	Setik	Lease.
Cushney	5000	Lumbwa	"
R. Harrington	5000	Setik	"
Mr & Dr. Hannigan	5000	Lumbwa	"
J. Favous	5000	Londiani	"
The African & Mission.	10	Banyeri country	"
Carnegie	5000	Lemek River	"
Deeds of Southak	5000	-do-	"
Lya Industrial Mission	Farms	Lumbwa Kericho Road	"
Conway	"	Setik	"
John Hamed	1 plot	Baringo.	"

Pending return of Government title and notes.
 Nyanza Province.

Nyanza Province.
Pending Registration.

Remarks.	Locality.	Area acres.	Name.
	Sotik	2000	Wilson
	Lumbwa	472.62	E.E.A. Station
	Sotik	2000	Blatterbuck
	Lumbwa	1.198	Mount Sub-Station Tenna
	Lumbwa	5000	Miss G. Heryold
	Lumbwa	1650	M.B. Smith
	Lumbwa	577	Matta
	Lumbwa	1 plot	Mazareth & Bros.
	Lumbwa	1 plot	Sh & Son

Name.	Area acres.	Locality.	Remarks.
Wilson	2000	Sotik	
E.E.A. Station	472.62	Mumias Road.	
Blatterbuck	2000	Lumbwa Kericho Road.	
Mount Sub-Station Tenna	1.198	Kisumu	
Miss G. Heryold	5000	V. Mau Escarpment.	
M.B. Smith	1650	Lumbwa Kericho Road.	
Matta	577	-do-	
Mazareth & Bros.	1 plot	Kisumu	
Sh & Son	1 plot	Kisumu.	

Nyanza Province
Pending settlement of Estates.

Name	Area acres.	Locality	Remarks
M. Dix	4000	Nyando River.	
P. Owen	10	Kericho.	
do	320	-do-	

Pending Proof of Heirs.

Name	Area	Locality	Remarks.
Huntington	3000 acres	Junca River	} Now accounted for under Pending Nego- tations.
Casimiro A. de Quinta	1000 acres	"	
Henry Frankenstein	1000 "	"	
Gino de Martinis	1000 "	"	
Sutton & Sowald	3000 "	"	

SUEBALAND PROVINCE.

Pending Plans.

Name	Area	Locality	Remarks
Shan Khadjiboy	Blg. plot	Kismayu	
Shan Umar	do	"	
Shan Issa	do	"	
Shan Mahomed	do	"	
Shan Khan Ruseali	do	"	
Shan Ismailji	do	"	
Shan Abdulali	do	"	
Shan Nav. Co.	do	"	
do	do	Sewani	
Secretary Balund Club	3 acres	Kismayu	
Shan Khanji	Blg. plot	do	
Shan Community	do	do	