



1911

EAST AFR. PROT.

52972

32972

2-31

Progen Pt.

Exchange of land in Kowacha

Date.

12 Oct.

for area in Abi Plains. Note that Mr. Wright has been empowered to settle matters with Mr. Progen before former's departure.

Last previous Paper.

4/2352

Hi Dadas

In our dep. no 114 of the 4<sup>th</sup> of March on 2352 we informed the Progen that the S. G. was anxious to address the proposed transfer of land to Progen provided that the East Progen established a clear title to the proposed land (a) this was attached to the proposed conditions as to remain of land after 33 years & land to be a new & facilitating (a) the S. G.

Tel to Gen on 17 Oct.  
For remission of 25 Oct.  
Copy forwarded to Bantam High 31 Oct 34658  
Copy to Gen 14 Nov 1911 35523

(49,410) W.L. 29,032-60  
40,000 11/10. A. G. H. W.

Next subsequent Paper

34658

State that he was prepared to allow  
the grant of a somewhat larger area of  
land : to the extent he has desired  
the former  
his ability to assist in attending  
I persuade Capt. Groom to accept  
the new grant as originally proposed,  
on various of ant. conditions, and  
keeping his S.Y.S.'s permission to grant  
limited  
a larger area up his claim as a  
having land only to be placed if necessary  
to allow to have informed Capt. G.  
after saying that his S.Y.S. was prepared  
to allow the grant of a somewhat  
larger area. The result will certainly be  
that, if we come to terms at all,  
we shall have to grant Capt. G.  
larger area than we should otherwise  
have done. But, things being as they

and I suggest that he should  
 bargain as best he can, and  
 I'm no better to an allowance  
 than to discuss terms with his partner  
 Wright, provided that both parties  
 clearly understand that any settlement  
 that they may agree upon will be  
 subject to the approval of the firm  
 and the concurrence of the Sigs.  
 In writing to his partner Wright  
 he should send him a copy of the  
 Sigs' deed of 4<sup>th</sup> of March and  
 make it clear to him that any  
 intention of Grant is to make the  
 last of the order of his acceptance  
 previous of any conditions must be

held which shall indicate limits.

"There is no need to write to the  
for until we know the result of  
the discussion between Capt. Gropen  
The Boston report, but when we do  
write I think that we should  
comment and I have suggested also  
his conduct of the negotiation

H.B.  
14/10

W. Fisher

The Gov. the hand office between  
them certainly seem to have given the  
away.

I doubt whether we should accept  
the proposal to negotiate here without  
reference to the Governor. I would  
enquire by telegraph whether he has  
any objection to the proposed procedure  
and ask at the same time whether

It is still of great importance to the  
Gov. to recover Capt. Gropen's present  
holding whether the Gov. <sup>Legal advisors</sup> (are now  
satisfied that Capt. Gropen has a clear  
title to that holding.

397

H.B.

Oct. 16.

I agree. I don't understand the  
action of the Gov. (? or the hand office?)

W. 10

I agree. L. 18.  
at



32972

61 Eaton Place

S.W. 12 OCT 11

October 12th 1911

The Under Secretary of State  
Colonial Office  
S.W.



Sir,

Referring to the proposed exchange of land held by me in the Naivasha district of British East Africa for land on the Athi Plains, I have been favoured with extracts (paragraphs 3 and 4) from the Secretary of State's letter of March 4th to the East African Land Office.

As suggested in the said paragraph (3), the intention was that I should hold the land taken in exchange on the same terms as the original grant. I was informed that the exchange had been sanctioned by the Colonial Office, but no mention was made of any suggested alteration in the terms.

The land which I give up is well watered and in active demand; the land which I take in exchange is practically waterless and has hitherto been scorned by all selectors. A few Boers did select land on the edge of the area, but without exception they have evacuated their holdings leaving such buildings as they had erected behind. My object in proposing the exchange is to see whether the area cannot be turned to some account.

The suggested alteration of terms from 3d per acre for 99 years to a possible 9d per acre for the second period and a possible 2/3 per acre for the third period is very startling and would involve a large financial loss on the exchange. It would be particularly damaging to this area, which is all classified as fourth class land, because poor land is specially penalised by the proposed system of rentals fixed by periodical revaluation subject to a fixed maximum, in that where 9d might be but a fraction of the rack-rental of first class land it would probably be the whole rack-rental of fourth class land.

In my view of these facts the proposed exchange could only continue to offer any attraction if the large future pecuniary loss were balanced by a correspondingly large present increase of area such as is suggested in principle by paragraph (4) of the above referred to extracts.

PUBLIC RECORD OFFICE LONDON

398A

arrangements for the early development  
of the... It would therefore be a great con-  
sideration to... could empower Mr. Barton Wright to meet me  
on this matter before his departure.

I have the honor  
to be  
Sir,  
your obedient servant

Wm. S. Hogan

3/32/1900 Ent

H.H.

2/1



DRAFT

Telegram (code)

S.S.P. 12

Graham  
Hanson

In reference to my dispatch

Oct 19/00

Mr Butler 19/03

Div of 37/158

of March No 114 Graham

arrives to negotiate with  
all perfect Government

Baron Wright before later leave home  
legation

England as to terms of  
annulment stipulation

exchange of land leave

copy to Barton 31/3/00

you any objection any  
arbitration arbitration

arrangement, proposed  
settlement would be subject  
to your approval and my  
concurrence approval

of great importance to  
heads

Government to receive Graham's  
request present

present holding stop  
situation

as your legal adviser  
conclude

was satisfied that  
is correct

Graham has clear

title to that holding  
interest

Harcourt



9  
32972  
EAR  
to

27

Start 4:20 pm  
\$25  
1/4

DRAFT

Telegram

When may reply be  
expected?

Governor  
Harris

reundeste

no telegram of 19 Oct?

MINUTE.

Mr. Butler Oct 25

Mr.

Mr. Fiddes.

Mr. Just.

Mr. Cox.

Sir C. Lucas.

unhappiest

Barton Wright\*

due to sail soon  
drowsily

Col. Seely.

Mr. Harcourt.