



EAST AFR. PROT.
No. 28225

C.O.
28225
RECEIVED
9 AUG 07

Office or Individual

(Subject.)

House of Commons

1907

9 Aug

Land leases
Renewal of term

Last previous Paper.

Sir Clement Hill.—To ask the Under Secretary of State for the Colonies, whether the duration of leases of land in the East Africa Protectorate has recently been reduced from 99 to 21 years; and, if so, what is the reason for such reduction. [7 August 1906.]

PRINTED FOR PARLIAMENT
Cd. 411, JUNE 1908.

(Minutes.)

For written reply

Mr. Heath

The reason why the P.P. in par. 8 of his despatch on 11/9/06 suggested that 21 years with option of renewal for a further 21 years was at the rate current for similar land at the end of the first term was partly that we had just reduced the term of leases of cotton land to 20 years (which requires, presumably, more development than pastoral land) to 30 years, & partly

Copy of and of Gen. Comm. 451-20-100

Next subsequent Paper

29589

that if people could get leases of
large quantities of land for
99 years at $\frac{1}{2}$ d per acre the
value of a grant of land would
be inducement to persons who might
be willing to embark their money
in railways &c. become very small.

19598

The Gov reports that there is
a good deal of opposition to the
bill at present in the terms
(Of course Messrs. Mordaunt & Taitton
also say that land agents &
Capt. Grogan who is a land specu-
lator would oppose anything which
tends to check land speculation.)
Col. Paddle is in favour of the
original proposal of the Lord
Comar. viz. that the leasehold
be for 21 years renewable for the
remainder of the 99 at a rate
to be fixed in each lease at
the time of granting it.

at the end of the term...
tangible amount...
the original rent a 3^d an acre
I'd not be unwilling to agree
to the Land Commission proposal, provided
that the lease really develops the
land in any way. But
if as I suspect, no one does any
thing, but just his cattle on
the land I can't see why he
should have a 99 years lease.
Reply that the reason for the
reduction was that it was not
thought desirable to tie up
large tracts of land for such a
long period as 99 years, at a
nominal rent for festival pur-
poses, which do not involve much
infrastructure for development by
the lease, but that ^{the 30th} land ~~is~~ given.
will further consider the matter
in light of the recommendations
which may be made by

CP

(A)

Mr. Macdonald, the newly appointed
Comr. of Agriculture.

and write to Gov. asking for
Mr. M.'s views at the same time
setting out the reasons which
led the S.P.L. to suggest the
reduction of the term.

M. 13 Aug

With regard to the point about the
land (H.C.) or other proposed exp. I
suppose that we may say that E. Africa
has various animal plagues, but they
do not seem very serious so the work of
investigating them is being carried on at
the expense of the Govt. The matter which
also brings up the question of the
the appearance of a report that they
are going to be the ministry of the
settlers. Some of the return stock requires
feeding up but the cost of the submitted
work to the Government is being carried
out at the expense of the
Natives, from
Revised or proposed

1. The...
Mr. Churchill - The reason for the reduction was that it was not deemed desirable to tie up large tracts of land for such a long period as 99 years at a nominal rent for pastoral purposes, which do not involve such expenditures for development by the house, but the Secretary of State will further consider the matter in the light of the recommendations which may be made by Mr. Macdonald, the newly appointed, Comr. of Agriculture. (13/8)

13/8
13/8



H.C. 25225

S.A.P. 70

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DRAFT

S.A.P. No. 451

Your
Ch. Patten

MINUTE

Mr. Wilson 14/11/07

Mr. Reed 11/11

Mr. Jack 11/11/07

Mr. Anderson

Mr. Cox

Mr. Lucas

Mr. E. Hubbard

Mr. Churchill

The Earl of Ely

August 07
Sir
I have the honor to
ack. the receipt of your
leaf No 291 of the 16th
ult. & to be pleased to
for your info a copy of
a question asked in the
H.C. on the subject
of the duration of leases
for grazing land
on the S.A.P. 8 of
the answer which I
would be returned
to.

2. The reasons which

induced me to suggest
that the term of these
Leases shd. be reduced to
21 years more, firstly, that,
as the duration of Leases
of cotton land had been
reduced to thirty years,
there seems no sufficient
ground for allowing so
long a term for pasture
land, which presumably
cannot much improve
during the lease,
& secondly, that the
grant of large quantities
of land at $\frac{1}{2}$ d per
acre for such long
periods appears
to depreciate the value

of land grants as an in-
-ducement to persons to
build railways ^{to} ~~the~~ ^{the} ~~the~~
useful works in the India
League
3. I shall, however, be
prepared to consider
favorably the proposal
of Mr. Mackenzie
that the Leases shall
be for 21 years renewable
for a further 40 years
at an enhanced price
to be fixed in the original
Lease provided (a) that
the enhancement is of
a legitimate character, so
that the rent for the 2nd
Lease is not less than
3d per acre, (b) that
it is shown to my
satisfaction that

The tenure of their pastoral
holdings does ^{not} involve
any considerable expenditure
on the land, & that the
Lepus do not merely
turn their cattle or
sheep on the land without
incurring any expense
of purchasing fencing
&c.

4. On these points & on
the general question of
the tenure of pastoral lands
I shall be glad to be
furnished with Mr.
Macedon's views
before any further charge
is made.