

EAST AFR. PROT



14673

14673  
14

Inform. bearing

tel.

1914

200 p.

Last previous Paper.

12950.

Operations agd. marchen

Sends tel. received from O.C. the troops reporting progress & situation generally

Mr. G. Fielder.

Copy to D.O. for info. U.T.

H. J. R.

25/IV/14

Per. 22. 6. 14

at once

Ch 22. 4. 14

Copy no 22 April 14 14

Subsequent Paper.

15094

II agreements, <sup>with</sup> <sup>in the revised form of</sup>  
salary at the rate of  
£100 rising to £200  
by triennial increments of  
£15.

L

for the T. HEAD

Fr. 17001/1914 - E.A.P.

Sir

18 May 1914

Gentlemen,

I am to transmit to you the accompanying particulars relative to vacancies for one Draughtsman Clerk and two Draughtsmen in the Survey Department of the E.A.P. and to request that you will engage suitable candidates for the posts as soon as possible. The

Answered File 6572 8A (O'Farrell)

DRAFT.

The Agents

MINUTE.

- Mr. Harper 10/5/14
- Mr. Bottomley 16/5/14
- Sir G. Fiddes.
- Sir H. Just.
- Sir J. Anderson.
- Lord Emmott.
- Mr. Harcourt.

(Draughtsman Clerk)  
 (Two Draughtsmen)

selected candidates should enter into the usual clause

Gov 17007/914 Est. 263

sent 12 15pm  
\$ to May  
marshbrook

DRAFT Telegram

Governor  
Nairobi

Ans: 18749

Your desp. of 8 Sept. 1954

uncalming  
373 survey proposals approved  
provident  
steps will be taken to

MINUTE.

Mr. Harper 16/5/54

Mr. Bottomley 16/5/54

Sir G. Fiddes.

Sir H. Just.

Sir J. Anderson.

Lord Emmott.

Mr. Harcourt.

sigaline  
engage draughtsmen  
drawhead

silversgray  
have you any  
beddles

candidate for  
callbutton

computershops

Handwritten signature/initials at bottom left

~~SECRET~~ B 262 92

# EAST AFRICA PROTECTORATE.

—:—

Particulars of the Office of Computers ..... vacant  
 in the Administrative Department Nairobi.

<p>1. Duties of Office and qualifications required for their performance.</p>	<p>Examine all field notes and computations lodged by surveyors and thoroughly check them. Should be proficient in all simple computations required for survey work such as solution of triangles, use of rectangular coordinates, mathematical computation of areas and computations of traverses. It is also desirable that they should be geometrical draftsmen, have a knowledge of field work pertaining to land settlement survey. Preference to be given to men who have had considerable field service in one of the Colonies.</p>
<p>2. Salary of Office.</p>	<p>250 to 400</p>
<p>3. Allowance, quarters, and other circumstances affecting the value of the Office.</p>	<p>House allowance 200 per annum          subsistence allowance of Rs. 4/- per day, if in the field away from the station</p>
<p>4. Nature, number and account of securities required.</p>	<p>Nil</p>
<p>5. Whether free passage is provided for person selected and his family.</p>	<p>Free 1st class passage for officer only</p>
<p>6. General particulars regarding accommodation, furniture, &amp;c, for information of candidate.</p>	<p></p>

*G. Williams*  
 Captain, R.E.  
 Director of Surveys

A 2619

# EAST AFRICA PROTECTORATE.

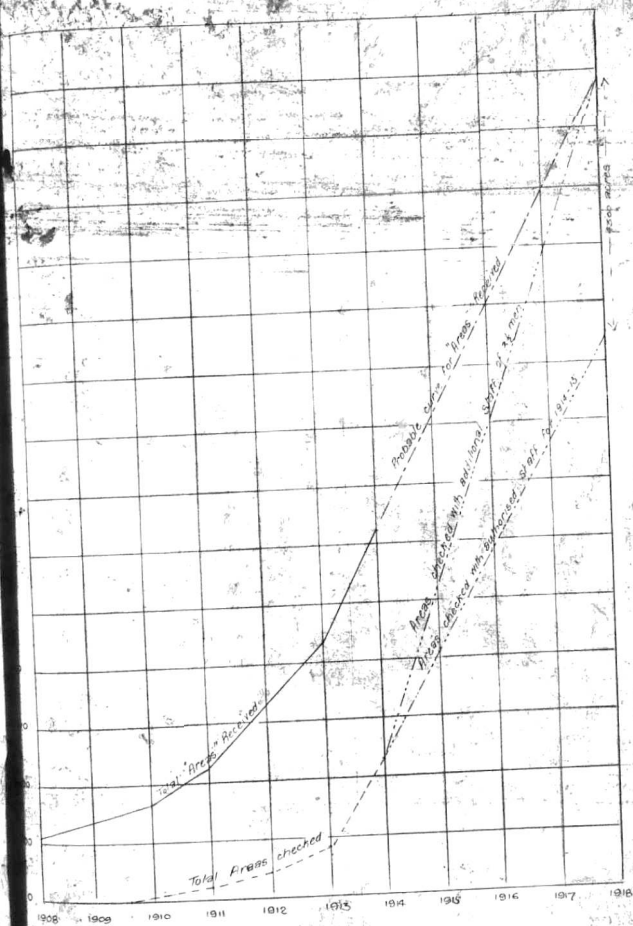
—:—

**Particulars of the Office of Junior Staff Surveyors vacant**

**in the District of ...**  
**Survey Department.**

<p>1. Duties of Office and qualifications required for their performance.</p>	<p>to be capable of supervising Government work including an area of 5000 acres by either triangulation or traverse methods with a minimum error in survey of 1 in 20000. He must hold a diploma entitling him to practise as Land Surveyor in one of the British Colonies. That he has at least 5 years field practice.</p>
<p>2. Salary of Office.</p>	<p>360 per annum rising by annual increments of 10 to 350.</p>
<p>3. Allowance, quarters, and other circumstances affecting the value of the Office.</p>	<p>House allowance of 20 per annum and travelling allowance whilst in the field.</p>
<p>4. Nature, number and account of securities required.</p>	<p>Nil</p>
<p>5. Whether free passage is provided for person selected and his family.</p>	<p>Free 1st class passage only for the person selected.</p>
<p>6. General particulars regarding accommodation, furniture, &amp;c. for information of candidate.</p>	<p>Instruments and Camp equipment supplied by Government.</p>

Captain, ...  
 Director of Survey  
 Head of Department



Computers Diagram showing Future Requirements

Surveyors Diagram

25J

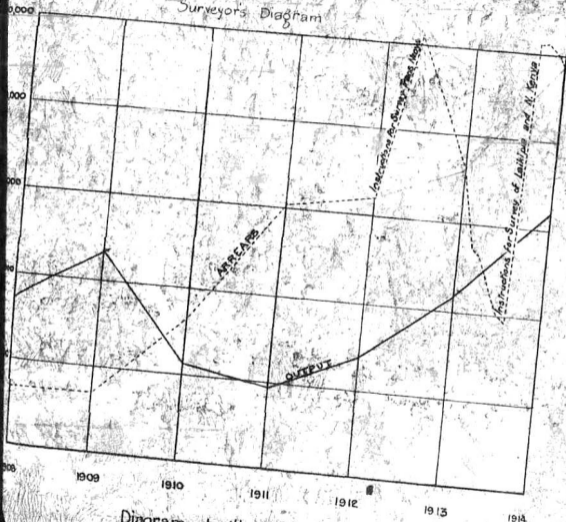


Diagram to illustrate Table IX



Surveyors Diagram

25J

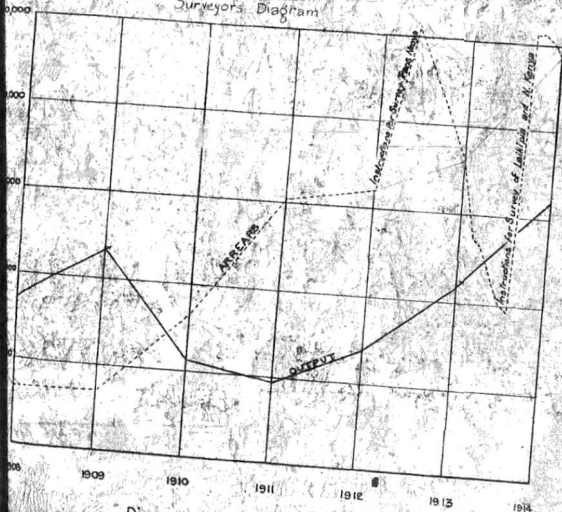


Diagram to illustrate Table IX

and importance and which do not materially effect the amount of areas. 258A

Although the actual township areas are small the work is slow and laborious.

As explained in my above mentioned letter a great deal of re-survey is becoming necessary and this does not appear as arrears of work. In order to meet this the addition of 2 Junior Staff Surveyors is necessary. The qualifications for these have already been stated in my former letter.

I have the honour to be,

Sir,

Your obedient servant,

*G. Williams*

Captain, R.E.,

Director of Surveys.

1 draughtsman general work coastal work  
 2 draughtsman general plans districts.

10 men.

A present establishment of draughtmen is 5.  
 To meet the general plan work to proceed and  
 prevent the accumulation of arrears, it is re-  
 quired that 2 additional draughtmen be authorized  
 for the next year.

Justifications for these draughtmen are attached.

(c). Requirements in the staff of Surveyors  
 in the Survey Department.

I attach a graph showing arrears and output  
 of survey work to March 31st, 1914. From this it will  
 be seen that notwithstanding the abnormal instructions  
 received for survey of the Trans Amoy, Larkien, and  
 North Sava districts during the last 2 years, the  
 output has not kept pace with current work. It is  
 not anticipated that such arrears will be opened  
 for settlement in the future and therefore the present  
 staff will be sufficient to deal with normal  
 work, should overtime arrears in two years. It is not  
 possible to plot a probability curve in this case.  
 The additional surveyors allowed for in the esti-  
 mates of 1914-15 are required to assist in covering  
 surveys which are rapidly accumulating in number.

is a reasonable time in which to complete the work. 5 years in the shortest period for which suitable men can be economically obtained on temporary agreements.

The Chief Computer points out that the output of the computers would be increased if a draughtsman-clerk were employed to relieve them of such duties as registering, filing, compilation of trip diagrams, etc.,

Therefore the Chief Computer is of opinion (with which I agree), that the necessary addition to the computing staff should be

2 computers

1 draughtsman-clerk.

Qualifications for the computers have already been given in my above mentioned letter. For the draughtsman-clerk I attach herewith.

(b). Requirements in the staff of Draughtsman in the Survey Department.

At the present moment the drawing staff is abreast of dead plan work. But little or no progress has been made on general plans at the present time.

It is anticipated that in twelve months a further addition of 4 draughtsmen will be necessary, the staff being employed as follows:

4 draughtsmen for dead plans at a cost of 2000 per annum.

1 1/2 draughtsmen Public Works and miscellaneous work.

No. 88

Director of Surveys Office,  
Nairobi.

April 8th, 1914.

Sir,

In accordance with your verbal instructions yesterday I have the honour to give you the following details, amplifying and correcting my letter No. 65 of the 17th March 1914.

(a). Requirements in the Computing Staff of the Survey Department.

I attach a diagram showing the total number of areas received for check in the computing office up to the 31st March 1914, with a continuation showing the probable curve until March 1918.

The diagram also shows the total number of areas checked up to March 1914 with a continuation showing the probable number of areas to be checked with the staff as at present authorized.

It will be seen that the total number of areas received will amount to about 13700 and the total areas checked to 9400, leaving a balance in 1918 of 4300.

This is equivalent to the work of 3½ computers for 4 years. It is considered that 4 years

is

rable

the Director

Nairobi.

2.

has to be approved by the Chief Sanitation Officer, but despite repeated correspondence and interviews with the Land Officer, we have been unable to obtain any definite reply to date, although the Land Office has done everything in its power to help us.

I need not point out how very seriously these long delays affect us financially and the enormous amount of extra and unnecessary work resulting therefrom. The checking of our Plans appears to be postponed indefinitely with the result that although we have enquiries for the Land in question we have to inform applicants that we cannot guarantee either Area or delivery of Title for an indefinite period.

We shall therefore be grateful if His Excellency will assist us to obtain a satisfactory settlement of our difficulties.

I am, etc.

Sd/- W. C. Hunter.

Secretary.

The Upper Nairobi Township & Estate Company, Limited.

P.O.Box 96,

Nairobi,

24th March, 1914.

The Honourable

The Chief Secretary,

Sir,

The Upper Nairobi Township & Estate Co., Ltd.

I am requested by the Directors of this Company to ask you to be good enough to place the following facts before His Excellency the Governor.

Several months ago, I submitted on behalf of this Company plans showing a subdivision of 883 Acres of Leasehold Land; part of the subdivision was an old Survey and part was a new one.

The general principle of the subdivision has been approved, but in accordance with the regulations, it is necessary to have the new portion of the Survey checked. Although the Plans were duly submitted some time ago we are now informed by the Land Office that the Director of Surveys, Cadastral Branch, states that it will be impossible to even look at the submitted subdivision for six months, and is quite unable to say when after that date it will be possible to examine the Plans. The transactions with regard to this matter commenced in October last. On the 4th September 1913, I submitted a proposed subdivision of a portion of 331 acres leased by this Company, being L. O.No.37, near the European Cemetery; he understands that this Subdivision

has

threatened delay.

I shall therefore be grateful if His Excellency can see his way to assist Lord Delamere in this matter.

A further point of importance arises:- Recently Lord Delamere sold 12,000 acres of land, part of the purchase price was paid at once, but the majority remained unpaid and remains for a period of 5 years bearing interest at 6% per annum, Lord Delamere holding a Mortgage on the Property sold. The amount unpaid is about £17,000 and recently Lord Delamere asked me to raise on the security of the above unpaid balance and of the land, the sum of £12,000. Naturally the first question I was asked was; "When will the Deed Plan be ready so that a legal Mortgage can be effected".

After enquiry at the Land Office I was compelled to answer that as the Deed Plans had to be checked, it was impossible to say when they would be ready, as I am informed that there will be a delay of at least 6 months and possibly twelve after delivery of the Plans.

You will realise from the figures quoted how very serious these threatened delays are. They effect the financial standing of individual Landowners very seriously, and cause an untold amount of unnecessary extra work.

I venture to suggest that the above state of affairs is one which calls for instant remedy, as within my own experience there are many other similar cases all very greatly adding to the difficulty of conducting business in this Protectorate.

May I ask you to be good enough to treat the figures quoted above as confidential.

I am, etc.,

Sd. W.C. HUNTER.



copy.

Sixth Avenue,

Nairobi, British East Africa.

24th March 1914.

The Honourable

The Chief Secretary.

Sir,

Lord Delamere.

Some time before he left for England Lord Delamere gave instructions for the subdivision of part of his 100,000 acres at Njoro. The survey is practically completed and the Plans are about to be handed to the Survey Department for checking. I am however informed by the Land Office in a letter dated the 17th March last, that the Director of Surveys, Cadastral Branch, can hold out no hope of this subdivision being checked within 6 months of receipt of plans. I understand from enquiry that the delay may be for a much longer period. The effect of this upon the Sale, which is of great importance to Lord Delamere, is disastrous, because any intending purchaser has to be informed that no guarantee can be given as to precise area, or as to the time of delivery of Title. It is therefore necessary to seal under special agreements containing these reservations, and in the great majority of cases people will not buy at all. Certainty and expedition are of first importance in matters of this kind; when it is considered that there are 50,000 acres on offer for sale, which are expected to bring in on average of £2 per acre it is easy to calculate the very serious loss in interest which must result to Lord Delamere in consequence of the threatened

( 4 )

given preference in the Draughtsman's office with the result that ordinary survey plans, auction plans and other Land Department work is lamentably in arrears. I am informed if no further instructions for survey are issued the Survey Department consider they could reasonably hope to catch up with current work in 4½ to 5 years.

10. With great respect, I am of opinion that a most serious crisis has arisen and it is incumbent upon us to make the most urgent representations to His Excellency for an increase in the Survey Department as I feel sure he cannot be aware that the Government has rendered itself liable to be meted in damages which may run into thousands of pounds.

Sd/- Arthur C. Tennant,

Land Assistant.

7.3.14.

( 3 )

or at the very outside five surveyors. Here the proportion is one to ten. A computer should check one to 15 farms per day always presuming that checking is carried out systematically in blocks but owing to Computers having repeatedly to be taken off from one block to check a single "urgent" farm in some other block, in spite of the high pressure at which the computing staff are working, the average turn out does not approach even one farm per day. One result of this lack of computing staff is that any ordinary survey sent in at the present moment will not be looked at, let alone checked, at the very earliest, for nine months.

7. It is impossible to issue plans unchecked especially in view of the recent Hall case where the Government have been forced to pay £300 (on one farm only) as a result of having no computing staff.

8. The amount of extra work this delay gives to the Land Department is appalling. Our files are getting rapidly filled up with letters from angry solicitors and settlers, or would be settlers asking when transfers will be completed, minutes through the D.C.B. and subsequent replies regretting unavoidable delay.

9. Even when plans have got through the computers hands there is further delay owing to lack of draughtsmen. Deed plans are given

C. O.  
17001  
REC'D  
SEP 9 1914

( 2 )

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It only wants some Licensee to bring an action for specific performance ( which he is bound to win, with damages, ) for this department to be inundated with claims and I hesitate to say what the damage might amount to.

4. Mr. Newland told me, and I see no reason to doubt his statement, that last year his clients lost over \$2000 in interest alone owing to having to lock money up in the Bank for indefinite periods to meet payments on land transaction, which were held up in the Land and Survey Departments. Mr. Hunter, Mr. Figgis and Mr. Allen have all told me the same.

5. The situation, far from improving, is getting steadily worse as the Survey Department are absolutely unable to even keep level with the daily work much less make up arrears. It should also be borne in mind that at the present moment there are two surveyors working in the highlands who have been detached from the Coast Titles work and the Recorder of Titles will very soon be making enquiries about them.

6. I understand there is no Colony or Protectorate in the world with so small a Survey Staff in proportion to the survey undertaken and work to be done.

7. One of the governing factors in the present delay is the totally inadequate checking and examining staff. In other Colonies the proportion is one Computer or Examiner to four or



to,

The Hon'ble Land Officer,

re: Delay in Survey Department.

Minute by H.C.B. in reply to a query as to  
when a certain small survey could be completed.

" File 3286.

I cannot guarantee any date ( when this survey can be undertaken ) all orders for survey work coming in now are held up pending staff to deal with same or until such time as its turn comes round. All work is being done in order of priority unless a surveyor happens to be in the vicinity and such work will not delay other and urgent work.

Sd/.A.K.T. 3.2.14."

1. The above minute summarises the answers we are receiving at the rate of about six per day from the Survey Department. The matter is getting so serious that I venture to bring it once again to your notice.

2. I am informed by the Survey Department that it is useless endeavouring to get any Deed Plans or special surveys undertaken by them and that nothing will be done out of the priority in which the indent or instruction arrives in at the Survey Department.

3. There are several cases where Licensees have completed their development and occupation and have become entitled to their lease over 18 months ago, in some cases as much as two years and we are still unable to grant leases pending the receipt of Deed Plans.

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represents the smallest increase in the strength of the Department which will enable it to cope with the work now in sight and that the inevitable delays which must occur if matters are left as they are will be a fatal obstruction to progress and a well-founded source of general complaint. I may mention incidentally that we are losing revenue at present, which would otherwise accrue from Registration Fees and Stamp Duty, because transfers of subdivided plots cannot be effected until the plans are certified by the Survey Department. Apart, therefore, from the question of damages to which Government under existing conditions may render itself liable at any moment, the proposed increase of staff seems financially sound and I trust that I shall receive your sanction at an early date.

I have the honour to be,

Sir,

Your humble, obedient servant,

*J. B. Bowen*  
on instructions from the  
GOVERNOR.

necessity is and how difficult it would have been to forecast it at the time of the preparation of the estimates. On receipt of the letters above mentioned I called upon the Director of Surveys for a report on the situation a copy of which I attach. To summarize his requirements, I understand that in order to keep pace with current work and clear off accumulated arrears the staff must be increased, apart from the additions already provided for in the current year's estimates, by

- 2 Junior Staff Surveyors at £300 by £10 to £350
- 2 Computers at £250 by £20 to £350
- 1 Draughtsman-Clerk at £160 by £15 every 3 years to £205
- 2 Draughtsmen at £160 by £15 every three years to £205.

I attach forms of particulars in regard to these appointments.

The total initial cost will be £1,580 per annum but owing to the delay which will necessarily ensue in filling up the appointments not more than £1,000 will need to be found in 1914-15. I anticipate no difficulty in providing for this sum out of savings on the estimates generally.

I am, Sir, very respectfully,  
 Your obedient servant,  
 [Signature]

represents

Department, which has to check the plans of such subdivisions; is unable to keep pace with the work. Here again delay means pecuniary loss to those concerned and complaints are constantly being received.

As concrete cases I attach letters from Mr. Hunter relating to Lord Delamere's property and to the Upper Nairobi Township Estates.

6. Now that we have a properly constituted Sanitation Department we are endeavouring to ensure that all townships and trading centres are properly laid out in accordance with medical requirements before any plots are alienated. The attainment of this object involves the preparation of contour plans by the Survey Department and in many cases these are still pending and would-be purchasers are correspondingly delayed.

7. A Government auction sale of land is approaching and I fear that we shall have to issue licences without the copies of plans, which ought to be attached to them, as the Survey Drawing Office is unable to produce them in time.

I trust that I have been successful

in explaining the present situation

necessity



and a computing staff instituted are inaccurate and the areas involved will have to be resurveyed. Land in these districts has increased greatly in value of late and purchases and transfers are of frequent occurrence. These cannot be completed, until the survey is carried through, and such inconvenience and pecuniary loss to the public are involved which might easily render the Government liable for heavy damages. In this connection I attach a copy of a minute by Mr. Tamahill, Land Assistant, which discloses a somewhat serious state of affairs. I may also mention that not long ago the Government, as the result of an action brought by Mr. Hall, a Mioru settler, had to pay a sum of £300 in respect of a shortage in the area of Mr. Tam.

4. The number of licensed surveyors and their assistants has increased considerably and they have been very fully employed of late, as a consequence of which their output of work has been much greater than usual. As this has to be checked by the Survey Department a heavy additional burden has been laid upon the staff.

... are now being subdivided and disposed of and the survey

7001  
C  
GOVERNMENT HOUSE  
NAIROBI  
BRITISH EAST AFRICA

EAST AFRICA PROTECTORATE.

No. 373.

April 18th, 1913.

Sir,

I have the honour to bring to your notice the necessity for still further strengthening the Survey Department in order to enable it to cope with the demands which are now being made upon it.

2. I regret very much that I am obliged to approach you in regard to this matter at the present period of the financial year when the Estimates have been submitted and approved, but I find that I am compelled to do so for the following reasons.

3. It has recently been discovered that many of the older surveys which were carried out in the Kyambu and Limuru Districts before the Trigonometrical control was established and

RIGHT HONOURABLE

THE HARGREAVES, P.C., M.A., B.A.  
SECRETARY OF STATE FOR THE COLONIES,  
DOWNING STREET, LONDON, W.C.

Manahill  
3-14  
unter  
3-14  
04  
3-14  
S  
11  
s

Your letter of 18 April 373 survey  
proposals approved. Staff will be  
taken to copy draughts. Then  
on any candidate for computer work

1 Tell CA to copy the draughts  
Check & 2 draughts when as soon as  
possible, enclosing the particulars

WMS 13.5.14

I entirely agree

H. J. B.

14/5/14

We had a complaint to the Star Day as to  
the state of affairs disclosed in 83

WMS 15.5.14

at once

WMS 15.5.14

[Mr. Read has agreed on the "Computer Papers"  
that the scale of £250, £20, £550 must  
be retained.]

WMS 14/5/14