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COLONY AND PROTECTORATE OF KENYA

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LANDS DEPARTMENT
ANNUAL REPORT
1961

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**LANDS DEPARTMENT
ANNUAL REPORT
1961**

KENYA NATIONAL ASSEMBLY

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DEPARTMENT OF LANDS ANNUAL REPORT, 1961

I—REVIEW OF THE YEAR

Development during 1961 showed a further decrease. Capital remained in very short supply and there were very few new building proposals. Revenue from stamp duty fell off sharply and the collection from conveyancing fees also fell.

At the end of 1960 approximately 5,200 Notices of Revision of Agricultural Rents were despatched and as a result 128 objections were received within the time prescribed. It appeared that a large percentage of these objections were made under a misapprehension since 70 were withdrawn when further details were supplied to the persons concerned. Of the remainder, 20 were dealt with by the Arbitrator and awards made and five were rejected because of the failure of the lessees to attend the Arbitrator's hearing. At the end of the year, 33 objections were held in abeyance pending a decision regarding the construction of a sugar factory which, if built, would in all probability result in the withdrawal of the majority of objections.

During the first part of the year, a large area of the Colony suffered from a severe drought and a serious invasion of army-worm which destroyed grazing. As a result of this, together with the exceptional rains which followed, many farmers incurred heavy losses. In spite of this, land rent receipts compared favourably with previous years. However, in cases where financial hardship would be caused by payment of the increased agricultural rents, partial remission was granted in a number of cases.

During the drought period, a number of areas of unalienated Crown land were made available for emergency grazing purposes.

As a result of the completion of survey work, the titles of 92 agricultural estates were converted from 99 years to 999 years.

The year saw important changes in the administration and control of land as the result of the introduction of the Land Control Regulations, 1961, the Conversion of Leases Regulations, 1961, the Development and Use of Land (Planning) Regulations, 1961, and the Crown Lands (Amendment) Ordinance, 1960. These are dealt with in greater detail in Part III of the Report.

Much preparatory work was carried out in preparation for the implementation of the Government's policy in connexion with Re-settlement Schemes and the first of these schemes was successfully introduced.

Preliminary planning for the localization of as many posts as possible was carried out and it was agreed that training schemes should be introduced for Valuers, Registrars of Title and Junior Land Assistants. By the end of the year one trainee Valuer had been appointed and two trainee Junior Land Assistants had been selected. Arrangements were in hand to select two more Valuer trainees, three Registrar trainees and four additional Junior Land Assistant trainees.

Mr. A. W. Horner, who had been acting for some time as Permanent Secretary to the Ministry of Local Government and Lands, was confirmed in that post and relinquished the post of Commissioner of Lands.

II—STAFF

Promotions

- J. A. O'Loughlin, Commissioner of Lands, 28th February, 1961.
 F. E. Firminger, Deputy Commissioner of Lands, 28th February, 1961.
 J. D. Hunter, Recorder of Titles, 8th November, 1961.
 A. Julian, Land Officer, 8th November, 1961.
 L. M. de Sousa, Junior Land Assistant, 1st October, 1960.
 J. D. C. Coutinho, Junior Land Assistant, 1st October, 1960.

III—LEGISLATION

The Conversion of Leases Regulations, 1961, offered to Crown agricultural lessees the opportunity of converting their leases into freehold grants on a payment of 18 times the annual rent for 1961. This payment could be made in one lump sum or by instalments with interest over a period of 20 years.

Further regulations and rules were made to give effect to the declared policy of the Government which was set out in Sessional Papers No. 10 of 1958/59 and No. 6 of 1959/60 and which was provided for in the Kenya (Land) Order in Council, 1960. The policy of transferring the control of land transactions in the Scheduled Areas to the Districts concerned was implemented by the Land Control Regulations, 1961, which came into operation on 6th March, 1961. The Land Control Ordinance (Cap. 150) was repealed. These Regulations also provided for the establishment of the Central Authority appointed for the purpose of determining applications for the subdivision of land in the Scheduled Areas hitherto considered by the Commissioner of Lands under the Crown Lands Ordinance. Whereas under the Crown Lands Ordinance the Commissioner of Lands was only empowered to consider applications for the subdivision of leasehold land, these Regulations brought freehold land within the jurisdiction of the Central Authority.

On 21st September, 1961, the Development and Use of Land (Planning) Regulations came into operation. These Regulations repealed the Public Health (Division of Lands) Ordinance (Cap. 131) and the Board set up thereunder which had previously exercised control of the subdivision and development of land on plots of 20 acres or below situated outside Municipalities, Townships and Trading Centres. They provided for a more comprehensive control of development, and applications are made to the Central Authority for the time being. Provision is made in the Regulations for the Local Authorities to accept responsibility for planning and when the Minister has approved an area or town plan prepared by the Local Authority, he may publish an Order constituting the Local Authority as the Interim Planning Authority. That Authority will then consider and determine applications for the subdivision and development of land within the area prescribed on the approved plan.

Sections 2-5, 8-13, and 16 and 17 of the Crown Lands (Amendment) Ordinance, 1960, came into effect on 1st January, 1961. Again, these sections put into operation the policy previously declared by limiting the term of new agricultural leases of Crown land to a period required for development and for the grant of freehold on the payment to the Government of the unimproved value of the land at the commencement of the term either in one lump sum or by 20 equated instalments carrying an interest rate of 6½ per cent, provided that the first payment is made before 31st December, 1965, when the terms and conditions of freeholding will be reviewed. The powers of the Governor-in-Council to resume land for certain public purposes were repealed.

The amending Ordinance also provided for the addition of approximately 152,373 acres in the Mukogodo area in the Schedule of Special Reserves for the use and enjoyment of the Il Ngwesi, Mukogodo, Il Ndegirr and Mumonyot Masai tribes.

Further amendments to bring the Crown Lands Ordinance into line and to enable the Commissioner of Lands to carry out effectively the policy of the Government were proposed during the year and it was hoped that they would be published during 1962.

IV—BOARDS AND COMMITTEES

(i) The Land Board

The Land Board met on eight occasions during the year. It recommended that 12 areas of agricultural land covering an area of approximately 17,679 acres should be alienated, principally for addition to adjoining farms. Out of 19 applications made under the provisions of the Amendment to the Crown Lands Ordinance for the conversion of 99-year agricultural leases to 999 years, made before the final date prescribed (30th June, 1961), 17 were recommended for approval involving approximately 240,562 acres.

(ii) The Land Advisory Board (Coast Province)

The Coast Land Advisory Board met on four occasions during the year when matters concerning the development and control of land in the Province were considered. The Board recommended the issue of a licence for ten years in the Roka area for the extraction of Gypsum. Another recommendation was made whereby approximately 502 square miles north of the Sabaki River would be added to Trust Land in exchange for 374 square miles to be made available for a controlled Game Management Scheme. In the Mackinnon Road area approximately 110 acres were recommended for reservation to the Agricultural Department for the purpose of carrying out bush control experiments. An investigation of the land hunger problem in the Coast area was initiated towards the end of the year. The Board also recommended that a number of temporary Special Reserves should be added to adjacent Special Areas (Land Units).

(iii) Public Health (Division of Lands) Board

During the nine months before its replacement by the Central Authority, the Public Health (Division of Lands) Board met on five occasions and considered a total of 26 applications.

(iv) The Central Authority

(a) Applications under the Development and Use of Land (Planning) Regulations, 1961

With the coming into force of the above-mentioned Regulations on 21st September, 1961, the Public Health (Division of Lands) Ordinance was repealed and the Central Authority became the approving authority for all applications previously considered by the Public Health (Division of Lands) Board.

In addition to the areas previously falling within the purview of the Public Health (Division of Lands) Ordinance, the Development and Use of Land (Planning) Regulations, 1961, also required any change of use falling within the 400-foot strip on either side of trunk roads within the Special Areas to be approved by the Central Authority.

Since the new Regulations came into force, the Central Authority met on two occasions and considered a total of 19 applications in connexion with the Regulations.

The Central Authority adopted the previous zoning proposals recommended by the Preparatory Authority in the County of Nairobi area, and by the Coast Province Regional Planning Advisory Committee, Both of which had been previously accepted by the Public Health (Division of Lands) Board.

(b) Applications under the Land Control Regulations, 1961

With the coming into force of the Land Control Regulations, 1961, on 6th March, 1961, it became necessary for all applications for the subdivision of agricultural land to be approved by the Central Authority which was established under these Regulations.

The Authority met on three occasions during the year and considered a total of 18 applications, 16 of which were approved.

One major change brought about by the Regulations was that, whereas previously the subdivision of freehold land into portions of 20 acres and more did not require any consent, under the new Regulations this is necessary.

(c) Applications under the Land Control Regulations, 1961, to Commissioner of Lands

Regulation 18 of the Land Control Regulations, 1961, Part V, provides for the Commissioner of Lands to be the approving authority in respect of all applications by the Land Development and Settlement Board for the subdivision of land into portions of 20 acres or more for the settlement of smallholders or assisted owners.

The Settlement Board submitted five applications to the Commissioner of Lands, of which two in the Nakuru area were for the subdivision of two farms for assisted owner schemes, one scheme in the Lessos area was for the subdivision of three farms for a smallholder settlement scheme and two applications in the Muguga area were for the subdivision of four farms, also for smallholder settlement schemes. All these applications have been approved.

(d) Land Control Regulations, 1961—Approval to transactions

The main change brought about by the Land Control Regulations, 1961, was to repeal the Land Control Ordinance (Cap. 150). As a result, the Land Control Board ceased to exist, and was replaced by 12 Divisional Boards.

The Regulations also provided for Regional Boards in the form of appellants Board to consider any appeals against the decisions of Divisional Boards or any applications referred to them by Divisional Boards for determination.

Whereas the Land Control Ordinance required approval to be obtained to all transactions relating to any land within the boundaries of the Highlands, as described in the Seventh Schedule of the Crown Lands Ordinance, which included the taking of mortgages and transfers of residential and agricultural plots, the Land Control Regulations only require applications in respect of sales and leases of agricultural land, and of shares in private Companies holding land in the Declared Areas, to be approved.

All applications under the Regulations still have to be forwarded in the first instance to this Department for checking and are then forwarded to the Divisional Board concerned for consideration.

During the two months before the Land Control Ordinance was repealed on 6th March, 1961, the Land Control Board approved 82 applications for the sale of land, 60 applications for the lease of land, 36 applications to mortgage and five gifts, making a total of 189 applications.

Since 6th March, 1961, a total of 406 applications were forwarded to the various Divisional Boards, of which 204, in respect of applications for sale, 139 in respect of applications to lease and 50 in respect of gifts and assents to bequest were approved. 13 applications were cancelled.

(v) The Nairobi District Preparatory Authority

In the absence of any major schemes for consideration requiring policy decisions, the Nairobi District Preparatory Authority did not meet in 1961.

The Subcommittee met on two occasions during the year and considered 19 applications. Of these, ten were recommended to the Public Health (Division of Lands) Board or the Central Authority for approval, and five were recommended for refusal.

(vi) The Crown Estates Development Committee

During the year the Crown Estates Development Committee embarked on further schemes in Nairobi, Thika and Londiani and, in particular, the Committee approved the necessary expenditure for the construction of additional roads, drains and walk-ways in the City Square area of Nairobi. There was, however, very little demand for plots in Nairobi or elsewhere in the Colony.

The resignation of a Member of the Committee, the Hon. G. A. Tyson, C.M.G., M.L.C., was accepted with regret.

V—ANALYSIS OF AREAS—KENYA COLONY UP TO 31st DECEMBER, 1961—STATEMENT OF AREAS

	<i>Sq. miles</i>
SPECIAL AREAS (TRUST LANDS)—	
Trust Lands (Trust Lands Ordinance)	48,606
The above figure includes the following areas:—	<i>Sq. miles</i>
(i) Forest Reserves	998
(ii) Townships and Trading Centres	47
(iii) Agricultural, Veterinary, Outspans, Railway and other Government Reserves	17
(iv) Alienated Land	37
(v) Open Water	86
SPECIAL RESERVES (CROWN LANDS)—	
Special Reserves (Crown Lands Ordinance)	858
Temporary Special Reserves (Crown Lands Ordinance)	494
Leasehold Areas (Crown Lands Ordinance)	1,012
Communal Reserves and Special Settlement Areas (Crown Lands Ordinance)	528
NON-SPECIAL AREAS (CROWN LANDS)	
Forest Reserves	5,077
Municipalities, Townships and Trading Centres	562
Agricultural, Veterinary, Outspans, Railway and other Government Reserves	415
Alienated Land (Leasehold)	11,986
Royal National Parks	8,524
PRIVATE (FREEHOLD) LAND (NON-SPECIAL AREAS)	1,043
Private Land (Registration of Titles (Special Areas) Ordinance)	1,261
UNALIENATED CROWN LAND excluding the Northern Frontier and Turkana (but includes Swamps and Riparian Reserves part of which is suitable for alienation)	17,856
Northern Frontier and Turkana	120,744
Crown Land Earmarked for Africans	909
Open Water (Non-special Areas)	5,085
TOTAL AREA OF KENYA COLONY ..	224,960

VI—LAND ALIENATION

(a) Municipalities and Townships

New plots were alienated as follows, the 1960 figures being given for comparison:—

	1960	1961
Crown Land	441	337
Special Areas	150	153

The alienations are summarized in Appendix "A".

(b) Outside Municipalities and Townships (Non-agricultural purposes)

Early in the year a Drive-in Cinema plot extending to about 25 acres situated just outside Nairobi City boundary, was surrendered by the lessees. Further interest was shown and the plot was advertised again and as a result, at the end of the year, a new grant was in the course of preparation.

A site of approximately 20 acres on the Tsavo River adjacent to the main Mombasa road, was advertised and alienated for the purposes of a Motel and/or Safari Lodge.

(c) Agricultural Land

- (i) A total of 11,796 acres was alienated during the year. In addition, an area of approximately 4,850 acres was granted in exchange for approximately 9,445 acres required for Military Training purposes.
- (ii) Under the provisions of the Conversion of Leases Regulations, 1960, 23 applications for conversion to freehold were approved covering an area of 130,346 acres. At the end of the year two applications were pending.

(d) Smallholder Settlement Schemes

As a result of negotiations by the Land Development and Settlement Board, five estates situated in the former Highlands were purchased and 25 prospective vendors were in the process of negotiating with the Board for the sale of their farms at the end of the year for subsequent subdivision and resettlement. During December, 47 allocations were made to smallholders in a scheme on one of the surrendered estates and many more allocations were in the course of preparation at the end of the year.

VII—LAND TITLES REGISTRY

The various amending ordinances and rules referred to in Part II of the Annual Report for 1960 came into force on 1st January, 1961, and the new procedure introduced by the rules has fulfilled its expectations by streamlining the internal procedure within the Registry and providing greater security.

(i) Revenue

The stamp duty, registration and conveyancing fees collected amounted to £546,194 as compared with £688,997 in 1960, a decrease of £142,803. The total was the lowest since 1955.

The principal sums collected for stamp duty were:—	£
(i) Cheques	125,940
(ii) Conveyances	113,789
(iii) Revenue Stamps	82,290
(iv) Bills of Exchange and Promissory Notes ..	67,434
(v) Mortgages	27,963
(vi) Share Transfers	26,998
(vii) Share Capital	25,826
(viii) Leases	22,772
(ix) Insurance Policies	11,081
(x) Agreements—mainly concerning the sales of business	7,433
The duty collected represents:—	£
(i) Transfers of land to the value of approximately	5,689,450
(ii) Transfers of Shares to the value of approxi- mately	5,399,600
(iii) Newly created Company Share Capital of approximately	5,165,200

The substantial drop in stamp duty collection reflects the prevailing uncertainty in land matters, and the duty derived from conveyances is the lowest for many years, representing only 50 per cent of the 1960 collection; on the other hand, the duty derived from leases has risen spectacularly, but as the rate is considerably lower than that applicable to conveyances, the increase in the former does not offset the decrease in the latter.

The allowance for spoilt and misused stamps amounted to £18,072.

The duty collected in the years 1956/61 is classified in Schedule I hereto and the total revenue from all sources in Schedule II.

(ii) Conveyancing

(a) 3,285 documents were prepared and completed during the year as compared with 1,458 in 1960 but Conveyancing Fees fell to £6,702 as compared with £10,636 in 1960. Over two-thirds of the documents prepared were free on Government account.

(b) 263 Certificates of Title, arising from subdivisional transfers, were prepared as compared with 814 in 1960.

(iii) Registration

The number of documents registered during the year was 17,370 as compared with 17,352 in 1960 and constitutes an all time record. These figures do not include Mining registrations.

Registration Fees amounted to £20,836 as compared with £18,427 in 1960.

Nairobi Land Registry registered 2,803 instruments free on Government account.

Nairobi Land Registry supplied 625 certified and uncertified copies against the 1960 total of 957.

The documents registered in the past six years are classified in Schedule III hereto.

(iv) Reorganization

The Land Registry reorganization scheme introduced on 1st January, 1961, proved successful, more documents being registered by less staff in a fraction of the time taken previously.

The opportunity is taken to record the excellent work on the scheme of Mr. Marshall of the Organization and Methods Unit of the Treasury.

(v) Franking Machines

The system of using franking machines continues to prove a benefit, both to Commerce and to Government.

VIII—DEVELOPMENT PLANS

Development plans, in whole or part, were approved as follows:—

<i>Date of Approval</i>	<i>Locality</i>	<i>Approved by</i>
5.1.61	Kitale Development Plan	Commissioner of Lands
7.1.61	Kilifi Part Development Plan	Commissioner of Lands
9.1.61	Eldoret Part Development Plan	Commissioner of Lands
10.1.61	Meru Part Development Plan	Commissioner of Lands
16.1.61	Kitale Part Development Plan	Commissioner of Lands
21.1.61	Nairobi Part Development Plan	Commissioner of Lands
14.2.61	Nairobi Part Development Plan	Commissioner of Lands
17.2.61	Ngong Part Development Plan	Commissioner of Lands
20.2.61	Turbo Part Development Plan	Commissioner of Lands
24.2.61	Njoro Part Development Plan	Commissioner of Lands
7.3.61	Thika Part Development Plan	Commissioner of Lands
13.3.61	Kwale Part Development Plan	Commissioner of Lands
27.3.61	Homa Bay T.C. Part Development Plan	Provincial Commissioner
6.4.61	Embu Part Development Plan	Commissioner of Lands
16.4.61	Embu Part Development Plan	Commissioner of Lands
8.5.61	Nairobi Part Development Plan	Commissioner of Lands
8.5.61	Nakuru Part Development Plan	Commissioner of Lands
15.5.61	Nairobi Part Development Plan	Commissioner of Lands
22.5.61	Limuru Part Development Plan	Provincial Commissioner
1.6.61	Kitui Part Development Plan	Commissioner of Lands
1.6.61	Kitui Part Development Plan	Commissioner of Lands
6.6.61	Gilgil Part Development Plan	Commissioner of Lands
7.6.61	Eldama Ravine Part Development Plan	Commissioner of Lands
13.6.61	Kakamega Part Development Plan	Commissioner of Lands
15.6.61	Meru Part Development Plan	Commissioner of Lands
23.6.61	Athi River Part Development Plan	Commissioner of Lands
7.7.61	Eldoret Part Development Plan	Commissioner of Lands
10.7.61	Nairobi Part Development Plan	Commissioner of Lands
20.7.61	Bungoma Part Development Plan	Commissioner of Lands

<i>Date of Approval</i>	<i>Locality</i>	<i>Approved by</i>
20.7.61	Kipkabus Part Development Plan	Commissioner of Lands
20.7.61	Nyeri Part Development Plan	Commissioner of Lands
9.8.61	Ngong Part Development Plan	Commissioner of Lands
9.8.61	Embu Part Development Plan	Commissioner of Lands
8.9.61	Homa Bay T.C. Part Development Plan	Provincial Commissioner
11.9.61	Nyeri Part Development Plan	Commissioner of Lands
18.9.61	Voi Part Development Plan	Commissioner of Lands
22.9.61	Kisumu Part Development Plan	Commissioner of Lands
3.10.61	Kericho Part Development Plan	Commissioner of Lands
6.10.61	Eldoret Part Development Plan	Commissioner of Lands
14.10.61	Eldama Ravine Part Development Plan	Commissioner of Lands
18.10.61	Njoro Part Development Plan	Commissioner of Lands
21.10.61	Rumuruti Part Development Plan	Commissioner of Lands
7.11.61	Kitui Part Development Plan	Commissioner of Lands
13.11.61	Karatina Development Plan	Commissioner of Lands
18.9.61	Mweiga T.C. Whole Development Plan	Commissioner of Lands
14.11.61	Kibera P.D.P. Adjoining Nairobi City	Commissioner of Lands
15.11.61	Mariakani Development Plan	Provincial Commissioner
16.11.61	Kisumu Part Development Plan	Commissioner of Lands
24.11.61	Nakuru Part Development Plan	Commissioner of Lands
1.12.61	Kericho Part Development Plan	Commissioner of Lands
25.12.61	Naro Moru Part Development Plan	Commissioner of Lands

IX—VALUATION

Valuations in connexion with the management of Crown land continued on a very reduced scale during the year.

Arbitrations were arranged in respect of some 25 objections to revised rents assessed on agricultural land and only a small number of cases remained to be dealt with. The services of some agricultural valuers were made available to the Land Development and Settlement Board in connexion with the purchase of farms for settlement purposes.

The services of Valuers to Local Authorities continued but since the introduction of new Valuation Rolls was postponed, owing to the depressed market in land, the work was confined to the preparation of Supplementary Valuation Rolls for the Municipalities of Kisumu, Eldoret, Kitale, the County Councils of Nairobi, Naivasha, Nakuru, Aberdare and Nyanza and various Townships.

Some 127 cases were dealt with for Stamp Duty purposes, the total value of property dealt with being a little over £500,000 and agreed increases amounted to about £80,000.

Valuations were prepared for other purposes, including estate duty, compensation, purchase and sale of property.

X—THE RECORDER OF TITLES

The substantive post of Recorder of Titles was filled on 8th November, 1961, by the appointment of Mr. J. D. Hunter, the then Land Officer (Mombasa), on his return to the Colony from overseas leave. During the year under review, 113 Certificates of Title were issued.

At the end of the year, the Recorder was in the process of preparing his programme for the adjudication of the remaining outstanding claims and it was expected that he would resume hearings early in the new year.

XI—ACQUISITIONS, 1961

The following areas were compulsorily acquired or in process of acquisition for public purposes:—

L.R. or Plot No.	Locality	Area (Acres) Approx.	Purpose
Plot Nos. 228, 242, 156, 1113, 920, 466, 291/R (new No. 1251) and 275 Sec. I. 147, 173, 325, 324, 330, 343, 535, 477, and 649 Sec. II and 290/V.	Mombasa Mainland North	26.3595	Construction of a water pipeline and reservoir.
L.R. Nos. 5263/2, 8631, 4732/8, 5287/2, 7936/R, 10223/1 and 10223/2.	South Kinangop	88.47	Diversion of the Kiburu River and the construction of a pipeline from the river to the Sasumua Reservoir.
L.R. 779/103, 104, 105, 106, 111, 112, 113, 115, 326, 327, 328 and 779/R (part).	Eldoret Municipality	42.891	Trade and Technical School.
L.R. Nos. 5022 and 5019 ..	Gazi-Kwale District	19.25	Road construction.
		<u>176.9705</u>	

XII—SUBDIVISIONS

Urban, peri-urban and agricultural subdivisions showed a marked decrease as compared with those of 1960.

				1960		1961
<i>Urban</i>						
Schemes	..	..	..	92	..	38
Plots	..	..	..	287	..	117
<i>Peri-urban</i>						
Schemes	..	..	..	43	..	22
Plots	..	..	..	205	..	41
<i>Agricultural</i>						
Schemes	..	..	..	24	..	4
Plots	..	..	..	35	..	37

REVENUE STATISTICS

The following Schedules I, II and III show comparative detailed revenue and statistical figures for the past six years:—

SCHEDULE I—STAMP DUTIES

Class of Instrument	1956	1957	1958	1959	1960	1961
	£	£	£	£	£	£
CHEQUES—						
Nairobi	98,642	119,694	116,480	126,938	131,091	125,940
REVENUE STAMPS—						
Nairobi	50,201	116,671	99,410	87,991	93,837	82,290
CONVEYANCES—						
Nairobi	166,406	184,546	134,702	145,389	166,040	94,355
Mombasa	37,210	29,670	22,812	21,280	30,076	19,434
	203,616	214,216	157,514	166,669	196,116	113,789
MORTGAGES—						
Nairobi	21,541	24,506	26,854	42,105	36,186	24,348
Mombasa	2,813	4,240	4,275	3,648	4,604	3,615
	24,354	28,746	31,129	45,753	40,790	27,963
BILLS OF EXCHANGE—						
Nairobi	28,664	14,182	16,391	27,453	32,662	25,914
Mombasa	27,125	23,724	19,056	21,298	20,326	15,583
Post Office	13,565	28,510	30,241	35,361	37,001	25,937
	69,354	66,416	65,688	84,112	89,989	67,434
LEASES—						
Nairobi	20,641	19,009	12,853	9,821	8,404	22,056
Mombasa	4,263	3,876	1,738	1,372	1,095	716
	24,904	22,885	14,591	11,193	9,499	22,772
POWERS OF ATTORNEY—						
Nairobi	424	431	497	543	543	544
Mombasa	156	153	186	256	346	324
	580	584	683	799	889	868
COMPANIES—						
(1) <i>Share Capital:</i>						
Nairobi	48,971	50,505	21,158	37,433	33,480	24,372
Mombasa	3,816	5,509	1,671	2,592	3,226	1,454
	52,787	56,014	22,829	40,025	36,706	25,826

SCHEDULE I—STAMP DUTIES—(Contd.)

Class of Instrument	1956	1957	1958	1959	1960	1961
	£	£	£	£	£	£
COMPANIES—(Contd.)						
<i>(2) Memorandum and Articles of Association:</i>						
Nairobi	1,478	1,750	1,313	1,551	1,339	1,219
Mombasa	235	132	67	90	131	121
	1,713	1,882	1,380	1,641	1,470	1,340
<i>(3) Share Transfers:</i>						
Nairobi	30,845	28,800	29,106	23,948	25,211	24,691
Mombasa	1,586	1,462	2,402	1,017	6,497	2,307
	32,431	30,262	31,508	24,965	31,708	26,998
AGREEMENTS—						
Nairobi	69	1,812	6,040	8,067	4,838	7,158
Mombasa	210	135	610	348	236	275
	279	1,947	6,650	8,415	5,074	7,433
PARTNERSHIPS—						
Nairobi	814	613	1,049	507	211	218
Mombasa	205	1,237	115	469	33	245
	1,019	1,850	1,164	976	244	463
INSURANCE POLICIES—						
Nairobi	5,122	5,928	6,497	9,780	9,399	9,038
Mombasa	1,098	830	688	3,976	2,968	2,043
	6,220	6,758	7,185	13,756	12,367	11,081
TRUSTS—						
Nairobi	20,117	2,995	4,395	1,058	1,517	709
Mombasa	189	—	10	459	92	77
	20,306	2,995	4,405	1,517	1,609	786
MISCELLANEOUS—						
Nairobi	391	521	644	3,216	7,981	3,225
Mombasa	315	821	511	423	564	445
	706	1,342	1,155	3,639	8,545	3,670
TOTAL	£ 587,112	672,262	561,771	618,389	659,934	518,656

SCHEDULE II—REVENUE COLLECTIONS

Class of Instrument	1956	1957	1958	1959	1960	1961
	£	£	£	£	£	£
CONVEYANCING FEES—						
Nairobi	13,079	14,571	10,056	10,635	10,403	6,565
Mombasa	169	148	226	262	233	137
TOTAL£	13,248	14,719	10,282	10,897	10,636	6,702
STAMP DUTIES—						
Nairobi	494,326	571,963	477,389	525,800	552,739	446,077
Mombasa	79,221	71,789	54,141	57,228	70,194	46,642
Post Office	13,565	28,510	30,241	35,361	37,001	25,937
TOTAL£	587,112	672,262	561,771	618,389	659,934	518,656
REGISTRATION FEES—						
Nairobi	13,691	15,606	12,220	14,857	14,718	17,142
Mombasa	4,249	4,170	3,808	3,927	3,709	3,694
TOTAL£	17,940	19,776	16,028	18,784	18,427	20,836

SCHEDULE III—DOCUMENTS REGISTERED

CLASS OF DOCUMENTS	1956		1957		1958		1959		1960		1961	
	Nairobi	Mom-basa	Nairobi	Mom-basa	Nairobi	Mom-basa	Nairobi	Mom-basa	Nairobi	Mom-basa	Nairobi	Mom-basa
LAND												
Grants	1,037	34	1,115	70	1,088	68	731	39	806	39	652	35
Certificates of Title .. .	394	44	315	36	224	135	287	359	216	600	81	182
Documents of Title .. .	—	—	—	—	—	1,027	—	—	—	—	—	—
Transfers .. .	2,195	1,241	2,154	1,237	1,731	910	2,048	972	1,670	1,067	1,110	699
Mortgages .. .	1,428	381	1,977	444	1,870	451	2,198	511	1,651	328	1,461	281
Discharge of Mortgages .. .	569	232	624	241	739	235	965	347	946	283	610	208
Equitable Mortgages .. .	1,193	212	1,054	168	962	108	1,072	109	1,442	231	3,058	160
Discharge of Equitable Mortgages .. .	950	200	1,204	112	968	129	928	62	757	117	1,089	127
Powers of Attorney .. .	363	165	409	147	368	148	352	188	404	188	387	107
Caveats .. .	201	117	489	161	430	71	305	89	431	192	308	175
Surrenders .. .	238	23	332	37	392	33	329	32	408	38	320	9
Miscellaneous .. .	2,792	946	3,314	960	3,339	807	3,689	897	4,436	1,102	5,574	737
TOTAL .. .	11,360	3,595	12,987	3,613	12,111	4,122	12,904	3,605	13,167	4,185	14,650	2,720
	14,955		16,600		16,233		16,509		17,352		17,370	

APPENDIX A
SUMMARY OF LAND ALIENATIONS, RESERVATIONS, ETC., IN TOWNSHIPS AND MUNICIPALITIES, 1961

PURPOSE	NUMBER OF PLOTS										MISCELLANEOUS (i.e. Smaller, townships, etc., not covered by main headings and too numerous to list individually)					Total	
											Central Prov.	R. V. P.	Nyanza Prov.	Coast Prov.	Northern Prov.		
	Nairobi	Mombasa	Nakuru	Eldoret	Kisumu	Kitale	Nyeri	Nanyuki	Thika	Thomson's Falls	Special Areas						
Industrial, including Garage, Workshops and Petrol Stations ..	5	—	—	2	4	4	—	—	—	3	17	—	2	3	1	1	42
Business, including Business and Residential ..	10	1	1	—	4	1	5	—	1	—	92	—	6	12	4	7	146
Cinema ..	7	—	2	—	25	1	1	—	4	—	40	—	—	2	—	—	84
Residential ..	10	2	—	—	6	2	—	4	3	1	4	—	5	6	3	—	49
Religious, Charitable and Educational ..	11	—	—	—	5	1	—	—	1	—	—	—	1	4	—	—	20
Extension of Leases and Exchanges ..	5	—	1	1	5	1	—	2	8	—	—	—	4	—	—	—	37
Special Purposes ..	5	1	—	—	—	—	1	—	—	—	—	—	1	—	—	—	11
Sports Purposes ..	3	—	26	—	1	1	—	—	—	—	—	—	2	—	—	—	64
Staff Housing ..	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Posts and Telegraphs ..	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
E.A. Railways and Harbours ..	—	—	—	1	—	—	—	—	—	—	—	—	—	—	—	—	—
E.A. High Commission ..	23	1	—	—	1	—	—	—	—	—	—	—	—	1	—	—	3
Government ..	—	—	—	—	—	2	—	—	—	—	—	—	—	—	—	—	23
TOTAL ..	79	5	31	4	51	12	8	7	15	10	153	41	22	28	14	8	488

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