

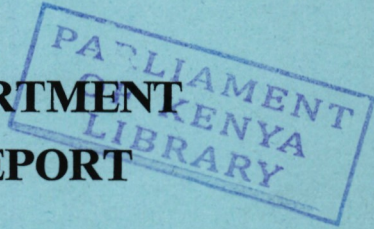
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REPUBLIC OF KENYA

K9/587

LANDS DEPARTMENT
ANNUAL REPORT
1965



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**LANDS DEPARTMENT
ANNUAL REPORT
1965**

KENYA NATIONAL ASSEMBLY
Accession: 10013236
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I—REVIEW OF THE YEAR

In 1965, the Department consolidated its position following the period of significant change related to Kenya's recent constitutional progress and the modifications of land legislation and policy which this has entailed. During the year, greater stability was achieved in the staffing of the Department as the initial exodus of expatriate officers under the General Compensation Scheme drew to an end and as their newly appointed and promoted African successors gained confidence in the conduct of their duties.

2. The Commissioner of Lands continued to administer Government land and, in terms of the Constitution of Kenya (Amendment) Act 1966 (No. 16 of 1966), the Commissioner's authority to administer Trust land on behalf of the county councils in whom it is vested, was extended until 12th December 1967.

3. The Department continued to play its important part in the Government's programmes for land reform and land development.

4. The number of District Registries in the Land Adjudication and Consolidation areas remained unchanged at eleven, but preliminary work for the establishment of new registries was carried out in a number of new districts, including South Nyanza, Busia, Taita and Kericho, and plans were made for the establishment of sub-registries in Meru District.

5. There was a significant increase in the amount of business transacted at the District Registries, and the total registrations which took place during the year at District Registry level showed an increase of 50 per cent on the equivalent figure for 1964.

6. The Department continued to deal with conveyancing for the Settlement Scheme programme and during the year 7,283 letters of allotment were issued to settlement scheme farmers for their agricultural holdings, bringing the total number of letters of allotment now issued for Settlement Scheme plots to 23,826.

7. In addition, a total of 181 settlement township plots were allotted and 141 other such plots were issued on temporary occupation licences.

8. In November 1965, on dissolution of the Central Agricultural Board, the Department took over responsibility for the valuation of land which is to be purchased by the Government for Settlement Scheme programmes.

9. The Recorder of Titles continued during the year to conduct the adjudication of land titles at the Coast. All adjudications were completed in the Mambrai area, with the exception of seven appeals, and good progress was made with the adjudication of claims in the Lamu area. Much consideration was given during the year to the solution of outstanding land problems at the Coast and in particular the Settlement Schemes in that area were placed on a sounder basis.

10. The Department gave assistance to the Special Commissioner for Squatters, in his inquiries into the squatter problem in Kenya. The Special Commissioner was provided with comprehensive schedules showing the availability of Government land throughout the country on which squatters might be settled, and the Department also handled negotiation and conveyancing in cases where it was agreed that portions of properties in private ownership should be given up for squatter settlement.

11. In the Trust land areas, the Department made arrangements for the setting apart of land for national projects, and projects initiated by the county councils, to be placed on a more systematic footing.

12. The Department presented evidence to the Mission on Land Consolidation and Registration in Kenya which began its deliberations in the final months of 1965, with the principal object of ensuring that the Mission was provided with full factual information and sound local advice on the requirements which will have to be met if the registration of title to land is to be dealt with successfully as part of the accelerated programme for Land Adjudication and Consolidation. This programme will include arrangements for the issue of registered titles in Narok and Kajiado Districts, which are primarily Masai pastoral areas, and the Department participated in the proceedings of a working party set up to examine the most suitable means of providing the benefits of registered title in the Masai areas.

13. The Department continued to be responsible for assisting Divisional Land Control Boards in the conduct of their work, relating to the control of transactions in agricultural land, and departmental officers also carried out work on behalf of the Appeals Tribunal which considers appeals against Divisional Land Control Board decisions.

14. The Central Authority, sitting under the Chairmanship of the Commissioner of Lands, also continued to examine applications for subdivision involving change of user of agricultural land, and for approval to other schemes of development, and held three meetings during the course of the year.

15. The Department continued to deal with allocations of Government land throughout Kenya and negotiations were conducted with a view to the alienation and development of important sites in Nairobi City Square. The Department also continued to deal with allocations of Trust land throughout Kenya on behalf of the county councils concerned.

16. At Nakuru, an area of over 170 acres was acquired by the Government to make possible the extension of the town's rail-served industrial estate.

17. The total area of agricultural land alienated during the year was 28,582 acres.

18. Collection of land revenues continued to be an important part of the Department's function, and total rent receipts were £409,221, as against £411,028 for 1964. Stand premia in respect of town plots and farms, of £10,275 and £10,511 respectively, were collected. Revenue from Stamp Duty amounted to £729,846 as compared with £783,110 in 1964. Conveyancing and registration fees were collected in the amounts of £13,706 and £27,014 respectively.

19. The Departmental training programmes were vigorously pursued during the year, and a course for Junior Land Assistants, and Junior Assistant Land Officers, was successfully completed by four Junior Land Assistants and two supernumerary Assistant Land Officers. One African Valuer (Trainee) prepared during the year for the Intermediate Examination of the Royal Institution of Chartered Surveyors, which he subsequently passed, and other Valuer trainees prepared for the first examination of the Royal Institution of Chartered Surveyors. An African officer was appointed to fill the post of Deputy Chief Land Registrar, and arrangements were made for the creation of a new post of Assistant Commissioner (Supernumerary) to which a suitably qualified African officer might be appointed. Two African officers received training as Registrars of Title (Trainee) and other officers in all sections of the Department attended training courses at the Kenya Institute of Administration.

20. As a result of formal training and internal arrangements to enable newly appointed and promoted officers to gain diversity of experience, the difficulties of the present transitional period have been minimized and standards of departmental efficiency maintained at an acceptable level.

II—PROMOTIONS

R. L. R. Naish, Senior Valuation Officer	1.12.65
F. N. Njogu Mathenge, Assistant Land Officer ..	4.8.65
S. Mwago, Executive Officer Grade III	8.4.65
M. Waluchio, Junior Land Assistant (Trainee) ..	1.3.65
E. Karagania, Land Rent Assistant (Court Section)	1.4.65
D. K. Muthua, Assistant Land Officer	12.8.65

III—LEGISLATION

The Constitution of Kenya (Amendment) Act 1965 (No. 14 of 1965), made further necessary legal provision for important functions connected with the administration of land. The Act provided for the Kenya (Land Control) Transitional Provisions) Regulations 1963 (Legal Notice No. 457 of 1963), to continue in force as from 12th December 1964, to 12th December 1965. The effectiveness of these Regulations was further extended from the latter date until 12th December 1967, by a further Constitutional Amendment Act passed after the end of the year which is now under review. The Constitution Amendment Act of 1965 also provided for Part 3 of Chapter XII of the Kenya Constitution which deals with land control matters to be repealed, but to continue in force as if it had been re-enacted as a part of the Act. The Constitution Amendment Act further provided for the President of Kenya to make dispositions of Government land and empowered the Commissioner of Lands to continue to administer Trust land on behalf of the county councils in which it is vested until the 12th December 1965. This administrative function has been further extended by fresh legislation passed after the end of the year now under review, until 12th December 1967. Provision, under the Act, was also made for county councils to continue to set apart Trust land vested in them in accordance with the provisions of the Trust Land Act as from 12th December 1964.

During the year, work continued on the preparation of draft amendments to other legislation, which has significance from the point of view of land administration, in particular the Crown Lands Act, which has now been redesignated "The Government Lands Act".

A significant fact, not hitherto noted in this Department's Annual Report, is that, in terms of section 208 of schedule 2 to the Kenya Independence Order in Council 1963 (No. 1968 of 1963), the whole of Kenya's Northern Province is now Trust land and, as such, is vested in the appropriate county councils.

IV—BOARDS AND COMMITTEES

(i) Central Authority

The Central Authority met on three occasions during 1965 and considered 64 applications concerning non-agricultural subdivisions, including the establishment of farm shops. Out of these, 39 were approved, four were refused, 12 were

subsequently cancelled and nine were outstanding at the end of the year pending comments from the various consulting authorities and/or additional information from the applicants.

(ii) Divisional Land Control Boards

The Commissioner of Lands examined and passed on to the Divisional Boards covering the former Scheduled Areas applications in respect of the following:—

(a) Fifty-six subdivisional schemes affecting agricultural land, out of which 35 were approved, five refused, 11 subsequently cancelled and five were pending at the end of the year under review;

(b) Nine hundred and ninety-four applications for dealings with land, made up as follows:—

Sales	..	..	..	..	..	..	620
Leases	..	..	..	..	..	..	137
Gifts	..	..	..	..	..	..	19
Shares/Allotment of Shares	..	..	..	..	..	..	45
Mortgages and Charges	..	..	..	..	..	..	120
Cancelled transactions	..	..	..	..	..	..	53

Out of the total, 958 were approved, six refused and 30 were awaiting meetings of the Divisional Boards concerned in the new year.

The 45 transactions regarding transfer or allotment of shares in private companies owning agricultural land involved 105,575 shares representing a total consideration of Sh. 3,600,280/50 and 1,200,002 shares for distribution of assets on reorganization.

(iii) Appeals Tribunal

During the year, eight appeals against refusals by Divisional Boards were submitted to the Tribunal. The Appeals Tribunal met four times during 1965 and upheld four of the appeals, dismissed three and one was withdrawn.

(iv) Government Estates Development Committee

The Committee, whose activities are here described, was formerly known as The Crown Estates Development Committee.

The demand for land which would require planning and the installation of new services, before alienation and development, remained at a low level, and it was necessary for the Committee to meet only once during 1965. At this meeting the Committee recommended amendments to its Rules to bring these into line with Constitutional development and these were approved and promulgated by the Minister for Lands and Settlement.

The Committee considered the Annual Accounts and continued to make provision for the maintenance and construction of roads under its authority, which had not yet been adopted by local authorities. A survey of proposed rail-served industrial areas at Nakuru and Eldoret was completed.

V—ANALYSIS OF AREAS: KENYA: UP TO 31st DECEMBER 1965

Land Classification

Category	Area Square Miles
Trust land and Private (Freehold land) which was formerly Trust land (including 3,284 sq. miles of Game Reserves and 120,700 sq. miles approximately in the former Northern Province)	172,990
National Forests	6,534
Urban Areas	466
Government Reserves (Agricultural, Veterinary and Railway, etc.) ..	424
Alienated Government land	10,308
Private (Freehold) land which was not formerly Trust land, including smallholder schemes	2,587
National Parks	8,521
Unalienated Government land (including 898 sq. miles earmarked for addition to Trust land)	17,958
Open Water	5,172
TOTAL AREA OF KENYA	<u><u>224,960</u></u>

VI—LAND ALIENATION

(a) Municipalities and Townships

New plots were allocated as follows, the 1964 figures being given for comparison:—

	1964	1965
Government Land	283	218
Trust Land	98	91

A number of important and valuable sites were alienated in central areas of many of Kenya's towns, including Nairobi where, during the year, negotiations were carried to an advanced stage, which may result in further substantial development in the City Square area.

(b) Agricultural Land

A total of 28,582 acres of agricultural and grazing land were alienated during the year.

(c) Settlement Schemes

During the year, 279 farms totalling 227,569 acres (356 square miles) were acquired for settlement by the Central Land Board, and others were in the process of negotiation at the end of the year and 254 farms were brought under the Registered Land Act to facilitate the registration of the settlement holdings.

A total of 7,283 letters of allotment and associated documents in respect of settlement plots were received and recorded, making a total of 23,826 since the commencement of settlement. Sixty-three plots changed hands during the year. No titles have yet been issued in respect of these properties.

Twenty-seven new townships were planned in settlement areas and plots in 25 of these were advertised. As a result, 105 business plots and 28 workshop plots were allocated. Also, 48 plots were allotted for religious and educational purposes and 141, $\frac{1}{4}$ -th-acre residential plots were allotted on Temporary Occupation Licences. A total of 639 residential plots have now been allotted in settlement scheme townships.

VII—LAND TITLES REGISTRY

The principal item of interest during the year under review was the very significant increase in the number of documents registered at the District Registries under the provisions of the Registered Land Act. The total increase was just under 50 per cent; the details can be seen in Schedule IV to this Report. At Nairobi and Mombasa Registries, documents presented for registration under the Registration of Titles Act, Government Lands Act, Registration of Documents Act and Land Titles Act were down by approximately 7 per cent on 1964.

(i) Revenue

Stamp Duty, registration and conveyancing fees amounted to £729,846 as compared with £783,110 in 1964.

The principal sums collected for stamp duty were:—

	£
Cheques	128,168
Conveyances	212,983
Revenue Stamps	105,889
Bills of Exchange and Promissory Notes	71,825
Mortgages	32,381
Share Transfers	44,257
Share Capital	56,562
Leases	12,171
Insurance Policies	6,642
Agreements (mainly transfer of businesses)	11,525

The duty collected represents:—

	£
(i) Transfers of land to the value of approximately	10,649,150
(ii) Transfer of shares to the value of approximately	8,851,400
(iii) Newly created company share capital of approximately	11,312,400

These figures reflect a decrease in revenue collection as compared with 1964. Comparative tables for the years 1960-1965 inclusive appear in Schedule I, and the total revenue from all sources in Schedule II.

(ii) Conveyancing

(a) Nine hundred and eighty-four documents were prepared and completed during the year compared with 1,299 in 1964. Conveyancing fees amounted to £13,706, a drop of £6,300 on 1964. A little over one-third of the documents were prepared free on Government account.

(b) A total of 153 Certificates of Title arising from subdivisional transfers were prepared which was only 15 fewer than in 1964.

(c) The very large increase in revenue under this head from Mombasa is due entirely to the sale of Land Certificates under the Registered Land Act.

(iii) Registration

The total number of documents registered at Nairobi and Mombasa was 14,498 and registration fees in respect of this amounted to £27,014. Comparative tables with previous years appear in Schedule III. Registration figures for the District Registries appear in item (vi) below.

(iv) Staff

No legally qualified staff were attracted to fill the vacancies in the Registrar of Titles cadre. Towards the end of the year, Mr. E. N. M'Ndubi, a barrister, was recruited to the post of Deputy Chief Land Registrar. Four Registrar Trainees were recruited, two of them LL.B. graduates from Dar es Salaam University, and one a Barrister with no previous experience.

(v) Settlement Schemes

Registration of Titles in the Settlement Schemes was not commenced during 1965 but progress was made with certain necessary preliminary activities which will enable registration to proceed in the near future.

(vi) District Registries

No new registry was opened during the year but preliminary work was started in several new districts including Homa Bay, Busia, Taita, and Kericho. Plans were laid for opening sub-registries in Meru District and general progress was achieved in all other districts. Total registration increased by nearly 50 per cent on the previous year.

(vii) The Registered Land Act

Conversion of titles registered at Mombasa from older registration acts to the Registered Land Act 1963, proceeded slowly, due to shortage of staff. A further 15 blocks on Mombasa Island were completed and work was far advanced on the remaining blocks.

No conversions to the Registered Land Act were undertaken elsewhere due to lack of staff.

VIII—DEVELOPMENT PLANS

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

<i>Locality</i>	<i>Approved Date</i>	<i>Approved by</i>
Homa Bay T. Part Development Plan No. 23	6.1.65	Commissioner of Lands
Karatina T. Part Development Plan No. 17	8.1.65	Commissioner of Lands
Nyeri T. Part Development Plan No. 47	12.1.65	Commissioner of Lands
Busia T. Part Development Plan No. 5	12.1.65	Commissioner of Lands
Elburgon T. Development Plan No. 12	18.1.65	Commissioner of Lands
Kikuyu T.C. Part Development Plan No. 17	20.1.65	Commissioner of Lands
Homa Bay T. Part Development Plan No. 24	25.1.65	Commissioner of Lands
Kajiado T. Part Development Plan No. 6	1.2.65	Commissioner of Lands
Nakuru M. Part Development Plan No. 97	11.2.65	Commissioner of Lands
Sultan Hamud T.C. Part Development Plan No. 3.	19.2.65	Commissioner of Lands
Kakamega T. Development Plan No. 32	2.3.65	Commissioner of Lands
Mariakani Part Development Plan No. 4	2.3.65	Commissioner of Lands
Nairobi Part Development Plan No. 230	4.3.65	Commissioner of Lands
Kakamega T. Part Development Plan No. 30	11.3.65	Commissioner of Lands
Kakamega T. Part Development Plan No. 31	11.3.65	Commissioner of Lands
Fort Hall T. Part Development Plan No. 53	12.3.65	Commissioner of Lands
Fort Hall T. Part Development Plan No. 54	12.3.65	Commissioner of Lands
Mombasa Part Development Plan No. 160	8.4.65	Commissioner of Lands
Machakos T. Development Plan No. 36	12.4.65	Commissioner of Lands
Nairobi-Ngong Part Development Plan No. 30	10.5.65	Commissioner of Lands
Elburgon T. Part Development Plan No. 14	15.5.65	Commissioner of Lands
Embu T. Part Development Plan No. 28	17.5.65	Commissioner of Lands
Nanyuki T. Part Development Plan No. 43	20.5.65	Commissioner of Lands
Malindi Part Development Plan No. 9	21.5.65	Commissioner of Lands

<i>Locality</i>	<i>Approved Date</i>	<i>Approved by</i>
Mariakani Part Development Plan No. 4	25.5.65	Commissioner of Lands
Thika M. Part Development Plan No. 76	1.6.65	Commissioner of Lands
Yala T. Part Development Plan No. 12	15.6.65	Commissioner of Lands
Nairobi-Langata Part Development Plan No. 31.	18.6.65	Commissioner of Lands
Thika M. Part Development Plan No. 77	22.6.65	Commissioner of Lands
Voi T. Part Development Plan No. 15	5.7.65	Commissioner of Lands
Migoni T. Development Plan No. 3	12.7.65	Commissioner of Lands
Nakuru M. Part Development Plan No. 98	12.7.65	Commissioner of Lands
Embu T. Part Development Plan No. No. 29	11.8.65	Commissioner of Lands
Athi River T.C. Development Plan No. 22	12.8.65	Commissioner of Lands
Kedowa T.C. Part Development Plan No. 10	16.8.65	Commissioner of Lands
Kisumu M. Part Development Plan No. 134	25.8.65	Commissioner of Lands
Nairobi-Kibera Development Plan No. 3	25.8.65	Commissioner of Lands
Kisumu M. Part Development Plan No. 135	30.8.65	Commissioner of Lands
Kisumu M. Part Development Plan No. 136	30.8.65	Commissioner of Lands
Kakamega T. Part Development Plan No. 33	31.8.65	Commissioner of Lands
Thika M. Part Development Plan No. 78	6.9.65	Commissioner of Lands
Mombasa M. Part Development Plan No. 162	9.9.65	Commissioner of Lands
Kitui T. Part Development Plan No. 30	22.9.65	Commissioner of Lands
Kisumu M. Part Development Plan No. 137	23.9.65	Commissioner of Lands
Isiolo T. Part Development Plan No. 8	24.9.65	Commissioner of Lands
Kisumu M. Part Development Plan No. 138	1.10.65	Commissioner of Lands
Nakuru M. Part Development Plan No. 99	5.10.65	Commissioner of Lands
Nanyuki T. Part Development Plan No. 44	6.10.65	Commissioner of Lands
Kisumu M. Part Development Plan No. 139	9.10.65	Commissioner of Lands
Fort Hall T. Part Development Plan No. 55	19.10.65	Commissioner of Lands
Njoro T. Part Development Plan No. 25	2.11.65	Commissioner of Lands
Nairobi Part Development Plan No. 231	17.11.65	Commissioner of Lands
Kericho T. Part Development Plan No. 41	18.11.65	Commissioner of Lands
Kisumu M. Part Development Plan No. 140	19.11.65	Commissioner of Lands
Thika M. Part Development Plan No. 79	23.11.65	Commissioner of Lands
Njoro T. Part Development Plan No. 26	24.11.65	Commissioner of Lands
Embu T. Part Development Plan No. 30	24.11.65	Commissioner of Lands
Busia T. Development Plan No. 6	29.11.65	Commissioner of Lands
Eldoret M. Part Development Plan No. 71	1.12.65	Commissioner of Lands
Mombasa Part Development Plan No. 17	7.12.65	Commissioner of Lands
Kericho T. Part Development Plan No. 42	7.12.65	Commissioner of Lands
Kitale M. Part Development Plan No. 62	7.12.65	Commissioner of Lands
Nanyuki T. Part Development Plan No. 45	7.12.65	Commissioner of Lands
Fort Hall T. Part Development Plan No. 56	9.12.65	Commissioner of Lands
Kitui T. Part Development Plan No. 31	11.12.65	Commissioner of Lands
Kisumu M. Part Development Plan No. 141	15.12.65	Commissioner of Lands
Lumbwa T. Part Development Plan No. 28	16.12.65	Commissioner of Lands
Elbugorn T. Part Development Plan No. 15	16.12.65	Commissioner of Lands
Karatina T. Part Development Plan No. 18	22.12.65	Commissioner of Lands
Kisumu M. Part Development Plan No. 142	26.12.65	Commissioner of Lands

**Schedule of Approved Settlement Townships: Development and Part
Development Plans, 1965**

<i>S.No.</i>	<i>Drg. No.</i>	<i>Township Name</i>	<i>Settlement Scheme</i>	<i>Approved</i>
1.	50/65/1	Kipsonoi.	Kipsonoi 86.	Feb. 1965
2.	2	Gathundia.	Upper Gilgil 212.	Feb. 1965
3.	3	Kimathi.	Melawa 228.	March 1965
4.	5	Kalureri.	Naro Moru 276/277.	April 1965
5.	7	Chekalani.	Chekalani 25.	May 1965
6.	8	Magumu.	South Kinangop 260.	April 1965
7.	9	Manga.	Manga 88.	May 1965
8.	10	Kamakuywa.	Kamakuywa 6.	June 1965
9.	11	Kimahori.	Island Farms 280.	July 1965
10.	12	Ainabkoi West.	Ainabkoi West 49.	July 1965
11.	14	Weru.	Muruaki 255.	Aug. 1965
12.	15	Sabugo.	Matindiri 209.	Aug. 1965
13.	16	Rurii.	Ol Kalou Central 216.	July 1965
14.	17	Mukulusi.	Lugari Central 21.	October 1965
15.	19	Kabisi (McAdam).	Kabisi 12.	October 1965
16.	20	Kabisi (Staub).	Kabisi 12.	October 1965
17.	22	Tamu.	Tamu 65.	October 1965
18.	23	Mirangini.	Sabugo 204.	Sept. 1965
19.	24	Kimahori.	Island Farms 280.	Sept. 1965
20.	25	Igwamiti.	Silibwet 202.	Nov. 1965
21.	26	Mukeo.	South Kinangop 259.	Sept. 1965
22.	29	Rurii.	Ol Kalou Central 209.	Oct. 1965
23.	30	Ainabkoi West.	Ainabkoi West 49.	Oct. 1965
24.	31	Observation Hill .	Observation Hill 272.	Nov. 1965
25.	32	Kaptagat.	Kaptagat 46.	Dec. 1965
26.	42	Kimahori.	Island Farms 286.	Dec. 1965
27.	43	Lumakanda.	Lumakanda 26.	Dec. 1965

IX—VALUATION

The year saw the beginning of a revival in the urban property market and was, therefore, one which entailed an increase in activity in the Department's Valuation Section.

Meanwhile, the recovery in farm prices, first evident in 1963, continued and there was a good demand for farms of all kinds, resulting in 426 private sales.

On dissolution of the Central Land Board, the Department took over responsibility for all valuations of land on behalf of the Government and absorbed into its establishment the Senior Valuer of the Central Land Board, and two other Central Land Board valuers. The section now has two branches; one dealing with urban valuations and the other with agricultural valuations, each under a Senior Valuer.

The work with which the section dealt during the year included the following:—

- (a) *Estate Duty*.—The volume of estate duty valuations increased substantially from 209 cases in 1964 to 440 cases in 1965. Increases in value amounting to £180,000 were agreed during the year.
- (b) *Stamp Duty*.—117 Stamp Duty valuations, to a value of £400,000 were completed during the year.
- (c) *Rating*.—17 Supplementary Valuation Rolls and two new Site Valuation Rolls were prepared on behalf of local authorities.
- (d) *Land Acquisition*.—As detailed subsequently in this Report, land acquisitions were carried out in connexion with road projects, the industrial expansion of Nakuru and sundry other important undertakings. The Department's

Valuation Section was responsible for the conduct of the majority of these acquisitions and for either negotiating the level of compensation to owners, or proceeding under the Indian Land Acquisition Act.

(e) *Mismanaged Farms*.—Valuation on behalf of the Minister for Agriculture of 77 mismanaged farms was completed during the year.

(f) *Stamp Mission*.—Officers of the Valuation Section submitted evidence to the Stamp Mission, which was considering proposals for the further transfer of European farms to African ownership.

X—RECORDER OF TITLES

Adjudication in the Mambui area was completed, with the exception of seven appeals to the High Court and good progress was made with preliminary investigation of claims in the Lamu area. Twenty Certificates of Ownership, under the Land Tittles Act, were issued during the year, to those whose claims had been accepted by the Recorder's Court. A temporary office was established in Lamu to deal with outstanding claims in that area, and the issue of Demarcation Notices was commenced.

The more effective and expeditious handling of survey requirements was the subject of consultation between the Recorder of Tittles and officers of the Survey of Kenya and, as a result, future mapping of the boundaries of claims should present less difficulty than hitherto.

XI—COMPULSORY ACQUISITIONS OF LAND

The following are the cases in which compulsory acquisition, in terms of the Land Acquisition Act, 1894, of India, was completed during 1965:—

<i>Locality</i>	<i>Acquired for</i>	<i>Area acquired acres</i>
Nairobi, Westlands.. ..	Open Air Market	0·7340
Nakuru Dawsonville	Industrial Area expansion ..	175·720
Sotik Township	Kijaur/Sotik road realignment ..	Not yet completed
Limuru	Borehole—Limuru water supply ..	0·34
Kilifi—Malindi	North Coast Road	51·28
Nairobi City	University Way extension Swamp Road roundabout. }	9·25 approx.
Nanyuki	Kiganjo/Nanyuki road	157·72
Uasin Gishu	Eldoret/Kapsabet road	17·5
Kilifi/Kibaoni	Mtwapa/Kilifi road	44·2810

XII—SUBDIVISIONS OF LAND

Once again, there was a reduction as compared with the previous year, in the number of subdivisions of urban and peri-urban land, excluding, of course, land purchased by the Central Land Board for settlement purposes. The comparative figures with previous years are as follows:—

	1963	1964	1965
<i>Urban</i>			
Schemes	28	26	10
Plots	74	70	29
<i>Agricultural</i>			
Schemes	26	18	44
Plots	72	40	70

REVENUE AND STATISTICS
SCHEDULE I—STAMP DUTIES

Class of Instrument	1960	1961	1962	1963	1964	1965
	£	£	£	£	£	£
CHEQUES—						
Nairobi	131,091	125,940	114,206	129,034	128,011	128,168
REVENUE STAMPS—						
Nairobi	93,837	82,290	85,087	91,575	79,863	105,889
CONVEYANCING—						
Nairobi	166,040	94,355	99,719	139,879	241,210	196,887
Mombasa	30,076	19,434	16,296	17,394	23,447	16,096
	<u>196,116</u>	<u>113,789</u>	<u>116,015</u>	<u>157,273</u>	<u>264,657</u>	<u>212,983</u>
MORTGAGES—						
Nairobi	36,186	24,348	38,597	37,822	29,416	29,393
Mombasa	4,604	3,615	3,757	3,254	5,325	2,988
	<u>40,790</u>	<u>27,963</u>	<u>42,354</u>	<u>41,076</u>	<u>34,741</u>	<u>32,381</u>
BILLS OF EXCHANGE—						
Nairobi	32,662	25,914	45,974	18,596	18,847	19,727
Mombasa	20,326	15,583	18,757	21,580	19,171	19,733
Post Office	37,001	25,937	28,747	40,376	23,169	32,365
	<u>89,989</u>	<u>67,434</u>	<u>93,478</u>	<u>80,552</u>	<u>61,187</u>	<u>71,825</u>
LEASES—						
Nairobi	8,404	22,056	15,685	12,312	11,852	11,137
Mombasa	1,095	716	615	843	811	1,034
	<u>9,499</u>	<u>22,772</u>	<u>16,300</u>	<u>13,155</u>	<u>12,663</u>	<u>12,171</u>
POWERS OF ATTORNEY—						
Nairobi	543	544	1,148	896	856	1,129
Mombasa	346	324	366	363	484	437
	<u>889</u>	<u>868</u>	<u>1,514</u>	<u>1,259</u>	<u>1,340</u>	<u>1,566</u>
COMPANIES—						
(1) <i>Share Capital:</i>						
Nairobi	33,480	24,372	47,894	36,321	78,690	48,383
Mombasa	3,226	1,454	1,099	1,524	2,771	8,179
	<u>36,706</u>	<u>25,826</u>	<u>48,993</u>	<u>37,845</u>	<u>81,461</u>	<u>56,562</u>

SCHEDULE I—STAMP DUTIES—(Contd.)

Class of Instrument	1960	1961	1962	1963	1964	1965
	£	£	£	£	£	£
(2) <i>Memorandum and Articles of Association:</i>						
Nairobi	1,339	1,219	1,487	1,628	1,485	2,035
Mombasa	131	121	96	182	193	126
	1,470	1,340	1,583	1,810	1,678	2,161
(3) <i>Share Transfers:</i>						
Nairobi	25,211	24,691	26,256	28,970	39,984	35,310
Mombasa	6,497	2,307	2,190	2,709	11,713	8,947
	31,708	26,998	28,446	31,679	51,697	44,257
AGREEMENTS—						
Nairobi	4,838	7,158	6,879	4,637	6,850	11,009
Mombasa	236	275	232	281	431	516
	5,415	7,433	7,111	4,918	7,281	11,525
PARTNERSHIP—						
Nairobi	211	218	370	388	393	599
Mombasa	33	245	41	164	87	12
	244	463	411	552	480	611
INSURANCE POLICIES—						
Nairobi	9,399	9,038	7,543	5,598	4,511	4,572
Mombasa	2,968	2,043	2,265	2,563	2,532	2,070
	12,367	11,081	9,808	8,161	7,043	6,642
TRUSTS—						
Nairobi	1,517	709	5,513	1,567	1,118	1,247
Mombasa	92	77	47	864	31	161
	1,609	786	5,560	2,431	1,149	1,408
MISCELLANEOUS—						
Nairobi	7,981	3,225	1,064	1,453	219	503
Mombasa	564	445	320	356	530	474
	8,545	3,670	1,384	1,809	749	977
TOTAL	659,934	518,656	572,250	603,129	734,000	689,126

SCHEDULE II—REVENUE COLLECTIONS

Class of Revenue	1960	1961	1962	1963	1964	1965
	£	£	£	£	£	£
CONVEYANCING FEES—						
Nairobi	10,403	6,565	7,595	13,325	19,983	7,782
Mombasa	233	137	85	137	100	5,924
TOTAL	10,636	6,702	7,680	13,462	20,083	13,706
STAMP DUTIES—						
Nairobi	552,739	446,077	497,422	510,676	643,305	596,808
Mombasa	70,194	46,642	46,081	52,007	67,526	59,953
Post Office	37,001	25,937	28,747	40,376	23,169	32,365
TOTAL	659,934	518,656	572,250	603,129	734,000	689,126
REGISTRATION FEES—						
Nairobi	14,718	17,142	15,201	20,114	25,658	23,172
Mombasa	3,709	3,694	2,938	3,459	3,459	3,842
TOTAL	18,427	20,836	18,139	23,571	29,027	27,014

SCHEDULE III

DOCUMENTS REGISTERED UNDER THE REGISTRATION OF TITLES ACT, LAND TITLES, GOVERNMENT LANDS ACT AND REGISTRATION OF DOCUMENTS ACT

CLASS OF INSTRUMENT	1960		1961		1962		1963		1964		1965	
	Nairobi	Mom-basa	Nairobi	Mom-basa	Nairobi	Mom-basa	Nairobi	Mom-basa	Nairobi	Mom-basa	Nairobi	Mom-basa
Grants	806	39	652	35	520	30	505	19	648	17	447	12
Certificates of Title .. .	216	600	81	182	237	97	73	58	78	90	79	74
Transfers	1,670	1,067	1,110	699	1,395	593	2,321	909	2,903	840	2,790	813
Mortgages	1,651	328	1,461	281	788	151	1,533	184	1,567	167	1,186	132
Discharge of Mortgages ..	946	283	610	208	751	155	1,309	234	1,518	182	1,368	154
Equitable Mortgages .. .	1,442	231	3,058	160	587	89	723	85	950	92	990	67
Discharge of Equitable Mortgages .. .	757	117	1,089	127	679	95	998	112	1,119	82	1,012	113
Powers of Attorney .. .	404	188	387	107	374	107	468	90	561	124	649	102
Caveats	431	192	308	175	271	146	284	127	193	188	255	281
Surrenders	408	38	320	9	533	32	570	30	419	10	357	15
Miscellaneous	4,436	1,102	5,574	737	3,683	580	3,542	736	3,153	610	2,953	649
TOTAL	13,167	4,185	14,650	2,720	9,818	2,075	12,326	2,584	13,109	2,402	12,086	2,412
	17,352		17,370		11,893		14,910		15,511		14,498	

SCHEDULE IV

DOCUMENTS REGISTERED IN 1964 AND 1965 UNDER THE REGISTERED LAND ACT

	Transfers		Leases		Charges		Successions		Certificates of Title		Discharges		Miscellaneous		Total	
	1964	1965	1964	1965	1964	1965	1964	1965	1964	1965	1964	1965	1964	1965	1964	1965
Nyeri	597	1,205	13	19	399	800	56	134	2,137	2,586	138	274	30	79	3,370	5,097
Eldoret Registry	42	89	-	-	53	27	-	1	347	356	12	31	1	16	455	320
Kiambu Registry	2,248	2,283	47	30	809	701	112	186	4,370	5,865	485	457	322	589	8,393	10,111
Bungoma Registry	59	73	-	3	5	8	-	-	123	354	-	-	6	27	193	465
Kisumu Registry	-	-	-	-	-	-	-	-	53	11	-	-	-	-	53	12
Fort Fall Registry	376	548	3	8	571	408	18	35	2,316	2,654	123	113	87	129	3,494	3,895
Mombasa Registry	4	92	-	52	-	45	45	-	38	500	-	57	-	32	42	778
Meru Registry	36	84	-	-	10	106	2	23	773	1,819	-	-	52	170	873	2,205
Embu Registry	330	573	7	42	359	197	21	62	1,606	2,330	121	122	293	537	2,737	3,863
Kakamega Registry	7	66	-	-	-	5	-	4	325	1,538	-	-	38	22	370	1,635
Kisii Registry	-	1	-	-	-	-	-	-	-	61	-	-	-	-	-	63
Ngong Registry	-	13	-	-	-	5	-	-	-	224	-	-	-	53	-	295
TOTAL	3,699	5,027	70	154	2,206	2,304	209	445	12,088	18,298	879	1,057	829	1,654	19,980	28,939

SCHEDULE V
SUMMARY OF LAND ALIENATIONS, RESERVATIONS, ETC., IN TOWNSHIPS AND MUNICIPALITIES

PURPOSE	NUMBER OF PLOTS										MISCELLANEOUS i.e. Smaller Townships, etc., not covered by main headings							
	Nairobi	Mombasa	Nakuru	Eldoret	Kisumu	Kitale	Nyeri	Nanyuki	Thomson's Falls	Thika	Trust Land	Central Province	Rift Valley Prov.	Nyanza Province	Coast Province	Northern Province	Eastern Province	Total
Industrial, including Ga- rages, Workshops, and Petrol Stations	14	1	1	1	3	—	1	—	—	2	17	—	3	—	—	—	1	44
Business including Business and Residential	3	3	1	—	3	—	4	—	2	2	45	—	1	—	—	2	12	78
Cinema	30	—	—	—	9	1	16	7	1	—	17	—	3	—	—	—	—	84
Residential, Charitable and Educational	12	3	3	2	2	—	2	—	—	—	6	—	5	—	—	—	1	36
Extensions of Leases and Exchanges	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sports purposes	—	—	—	1	—	—	—	—	—	—	1	—	2	—	—	—	—	4
Staff Housing	1	—	1	—	—	—	—	—	—	2	2	—	1	1	—	—	—	8
Posts and Telegraphs	2	—	2	—	—	—	—	—	—	—	—	—	1	—	—	—	—	4
Special Purposes	9	2	2	—	4	1	1	—	—	2	3	1	2	—	—	—	—	27
E.A.R. & H.	10	1	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	11
E.A.C.S.O.	—	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1
Kenya Government	5	1	3	—	3	—	—	—	—	—	—	1	—	—	—	—	—	13
TOTAL	86	11	12	4	24	2	24	7	3	8	91	3	18	1	—	2	14	310

