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**LANDS DEPARTMENT
ANNUAL REPORT
1966**

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**LANDS DEPARTMENT
ANNUAL REPORT
1966**

KENYA NATIONAL ASSEMBLY
Accession: 10013234

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I—REVIEW OF THE YEAR

The year 1966 was distinguished by increasing integration of departmental activity in the schemes for national development involving the use of land which have followed Kenya's independence. In many instances the department has been able to perform a co-ordinating function by bringing together those whose desire to achieve land development under a variety of national development programmes might otherwise lack the requisite measure of mutual collaboration. The department has also participated in the activities of missions visiting Kenya with a view to achieving greater overall efficiency in Government undertakings relating to land and has been able to provide guidance to the missions themselves and advice to the Government when considering the missions' recommendations. In particular officers of the department played a significant role in the deliberations of the Lawrance Mission on Land Consolidation and Registration in Kenya, the Van Arkadie Mission on Land Settlement, the Commission of Inquiry into Local Government in Kenya and the Caren Working Party which was concerned with the basis for the valuation of land which is to be bought with funds provided by the British Government for the purpose of national and national transitional farms and for settlement purposes. In all these cases the department has also been responsible for offering specialized guidance and advice to the Government in formulating policies which arose from the missions' recommendations.

In the field of land allocation consideration was given during the year under review to the manner in which the remaining unalienated Government land may best be utilized particularly in areas where hitherto its allocation has been inhibited by the paucity of natural assets and especially the means of water supply. In urban areas the allocation of land for national housing projects aimed at the improvement of living standards for town and city dwellers had a particularly important place in the department's work during 1966, alongside other land allocations the purpose of which was to enhance the level of urban prosperity through industry, trade and stimulation of tourism.

The Government's aim of finding opportunities for agricultural employment for an increasing proportion of the population was furthered departmentally in a variety of ways. In the settlement scheme areas 3,364 letters of allotment for settlement scheme plots were issued during 1966 to settlers, bringing the total number of allotments now made in the settlement schemes to 27,190. The balanced development of the settlement scheme areas is being assured by the creation of new towns to provide necessary focuses for trade and for communal life and during 1966, 21 new towns in settlement schemes were surveyed.

The squatter resettlement programme, the object of which is to provide a rural livelihood for people who hitherto have lived as trespassers either on Government or on private land, was assisted by the identification of areas in which squatters may be resettled and advice to the authorities directly responsible for the squatter settlement programme as to how best the allocation of land to squatters may be handled.

In the coastal area the Recorder of Titles continued his work of examining and adjudicating claims to land in terms of the Land Titles Act with the result that following the completion of his activities in a particular area all available

Government land may be gazetted and made available for appropriate use. The recorder completed all adjudications in the Lamu area during 1966 and wound up certain outstanding proceedings in the Mambui area and as a result the gazette-ment of Government land in both these areas will now, with little further formality, be able to proceed.

In the Trust land areas where land adjudication is proceeding the department continued its important function of registering titles to land following adjudication and providing facilities in the areas where registration has already taken place for subsequent transactions to be registered. As will be seen from the more detailed information provided subsequently in this report, a further very substantial increase took place in the amount of business transacted at the district registries. A further important development on the land registration side was the completion of the application of the Registered Land Act to Mombasa Island the first major urban area to which the Act has so far been applied.

The Commissioner of Lands continued to administer Trust land on behalf of the county councils in whom it is vested and though consideration was given to the means whereby the local authorities may in due course administer land on their own behalf there are many indications that it will still be some time before the Commissioner of Lands' specialized knowledge and experience in this field can be dispensed with. During 1966 the department's efforts on behalf of local authorities and the Government to see that land required for special purposes in Trust land areas is properly set apart continued and considerable progress has now been made towards remedying deficiencies in this field which occurred in former times. As an adjunct to national programmes of road improvement, notably in tea-growing areas, numerous important acquisitions of land for road realignment and for new road construction were carried out by the department's valuation staff who also performed valuations for estate duty, stamp duty, rating, the allocation of land and the better management of farms by the Minister for Agriculture in terms of his powers under the Agriculture Act.

Recoveries of revenue by the department were well maintained during the year. Land rent receipts were in the sum of £429,005 as compared with a figure of £411,028 for 1965. Stand premia in respect of town plots and farms were £80,805 and £12,796 respectively, as compared with £10,275 and £10,511, respectively, in 1965. Revenue from stamp duty amounted to £788,244 as against £729,846 in 1965. Conveyancing and registration fees were in gross £44,692 as compared with the figure of £40,720 for 1965. The Africanization of the department having already reached an advanced stage, there was some diminution during 1966 in the departure of expatriate officers. Nevertheless the post of senior land officer and two posts of land officer were Africanized and an African officer was also appointed to the post of Assistant Commissioner of Lands (Super-numerary).

Training continued in all sections of the department and in particular the training of junior land assistant (trainees) proceeded on a satisfactory basis while four valuer trainees remained in full-time training at the Nairobi University College; one valuation assistant and one valuer trainee prepared for the final examination of the Royal Institute of Chartered Surveyors. Other officers attended courses of training at the Kenya Institute of Administration, at the Meseno Training Institute and at the Ministry of Works Training School, Nairobi.

II—STAFF

(a) Promotions

Mr. P. M. Thumi, Senior Land Officer	28.9.66
Mr. R. M. Maina, Land Officer	12.1.66
Mr. P. Kariuki, Land Officer	28.9.66
Mr. W. Wanjofu, Assistant Land Officer	2.2.66
Mr. S. K. Maina, Land Ranger	3.3.66
Mr. K. J. M. Massey, Junior Land Assistant	10.10.66
Mr. M. D. Wainaina, Junior Land Assistant	5.10.66
Mr. C. M. S. Kimani, Junior Land Assistant	19.10.66
Mr. B. S. Rihal, Valuation Assistant	13.4.66
Mr. A. F. Osman, Land Registrar (Inspector)	7.9.66
Mr. J. K. Kibathi, Land Registrar (Inspector)	7.9.66
Mr. R. J. Mwai, Assistant Land Registrar	13.11.66
Mr. J. K. Nganga, Assistant Land Registrar	30.11.66
Mr. H. O. Wafubwa, Executive Officer Gr. III	15.3.66

(b) Appointments

Mr. J. M. Waiyaki was appointed to the newly created post of Assistant Commissioner of Lands (Supernumerary) on 7th February 1966.

Mr. A. W. Maina was appointed Assistant Record Keeper on 14th March 1966.

Four appointments were made to the post of Junior Land Assistants (Trainee).

Mr. P. F. Alubbe was appointed Office Superintendent on 9th May 1966.

Mr. J. E. Jardin was appointed Principal Registrar of Titles on 18th August 1966.

Mr. S. Ondik was appointed Officer in Charge of Records on 12th September 1966.

Two appointments were made to the post of Registrar of Titles (Trainee).

Two appointments were made to the post of Valuer (Trainee).

III—LEGISLATION

The Constitution of Kenya (Amendment) Act 1966 (No. 16 of 1966) extended the powers conferred on the Commissioner of Lands by the Constitution of Kenya (Amendment Act) (No. 14 of 1965) to administer Trust land on behalf of the county councils in which it is vested until 12th December 1967. Proposals were made for the amendment of section 10 of the Trust Land Act (Cap. 288) which governs appeals as to compensation when land is set apart.

The department was consulted and offered advice concerning the Rent Restriction (Amendment) Act 1966 (No. 37 of 1966) and the Irrigation Act 1966 (No. 13 of 1966).

The Statute Law (Miscellaneous Amendments) Act 1966 (No. 21 of 1966) provided for minor amendments of the Registered Land Act 1963, and the Development and Use of Land (Planning) Regulations 1961, and also redesignated as "Government Land" all land previously known as "Crown Land" and renamed the Crown Lands Act (Cap. 280), the Government Lands Act.

To facilitate the establishment of housing schemes, the Kibera Temporary Special Settlement Area was excluded from the Seventh Schedule of the Government Land Act (Cap. 280) by Legal Notice No. 15 of 20th January 1966.

IV—BOARDS AND COMMITTEES

(i) The Central Authority

The Central Authority met on two occasions during 1966 and considered 40 applications concerning non-agricultural subdivisions, including the establishment of farm shops. Out of these, 24 were approved, four were refused, three were subsequently cancelled and nine were outstanding at the end of the year pending comments from the various consulting authorities and 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) Forty-five subdivisional schemes affecting agricultural land, out of which 25 were approved, three refused, two subsequently cancelled and 15 were pending at the end of the year.
- (b) 927 applications for dealings with land, made up as follows:—

Sales	436
Leases	130
Gifts	20
Shares/Allotment of shares	118
Mortgages and charges	187
Cancelled transactions	36

Out of the total, 596 were approved, 18 refused, 36 cancelled and 277 were awaiting meetings of the divisional boards concerned at the end of the year.

The 118 transactions relating to transfer of allotment of shares in private companies owning agricultural land involved 230,704 shares representing a total consideration of Sh. 13,922,189/25 and 19,040 shares for distribution of assets on reorganization.

(iii) Appeals Tribunal

During the year, nine appeals against refusals by divisional boards were submitted to the tribunal. The Appeals Tribunal met once during 1966 and dismissed one of the appeals and eight were outstanding at the end of the year pending additional information from the appellants.

(iv) Government Estates Development Committee

The Government Estates Development Committee met only once, because of the lack of demand for land which would require planning and the installation of new services before alienation and development.

The committee considered the annual accounts and continued to make provision for the maintenance of roads constructed under its authority which had not yet been adopted by the local authorities.

V—ANALYSIS OF AREAS: KENYA AS AT 31st DECEMBER 1966

Land Classification

Category	Area square miles
(a) Trust land and private freehold land which was formerly Trust land (including 2,996 square miles of game reserve and 120,700 square miles approximately in the former Northern Province) ..	179,252
(b) National forests	3,755
(c) Urban areas	552
(d) Government reserves (agricultural, veterinary, railway, etc.) ..	406
(e) Alienated Government land	10,110
(f) Private freehold land which was not formerly Trust land including settlement schemes	2,644
(g) National Parks	8,521
(h) Unalienated Government land	17,943
(i) Open water	1,777
	224,960

VI—LAND ALIENATION

(a) Municipalities and Townships

New plots were allocated as follows, the 1965 figures being given for comparison:—

	1965	1966
Government land	218	140
Trust land	91	76

Amongst the more important land alienations in urban areas were those for a motor-vehicle assembly plant, a paint-brush factory and for housing purposes in Nairobi.

(b) Agricultural Land

A total of 6,951 acres of agricultural and grazing land were alienated during the year.

(c) Settlement Schemes

During the year 46 farms totalling approximately 80,000 acres were acquired for settlement by the Settlement Fund Trustees as the successors of the Central Land Board which ceased to exist on 12th December 1965. Offers for farms totalling a further 70,000 acres were made in the latter part of the year. 47 farms were brought under the Registered Land Act to facilitate the registration of settlement holdings. A total of 3,364 letters of allotment and associated documents were received and recorded, making a total of 27,190 since the commencement of settlement.

Registration of titles in the Kikuyu Estates (Sigona) Settlement Scheme was completed and preparations were made for the registration of title of 1,167 plots in the Kipipiri and Wanjohi Settlement Schemes.

Twenty-one settlement scheme towns were surveyed during the year and 198 plots in 14 towns, advertised. As a result 135 business/residential and workshop plots were allocated as well as 21 plots for churches and schools and 11 plots for other purposes.

VII—LAND TITLES REGISTRY

(i) Revenue

The total amount collected for stamp duty, conveyancing and registration fees at the Nairobi and Mombasa Registries was £769,699 as compared with £724,514 in 1965.

The principal sums collected for stamp duty were:—

	£
(i) Cheques	130,421
(ii) Conveyances	238,691
(iii) Revenue stamps	116,997
(iv) Bills of Exchange and Promissory Notes ..	72,445
(v) Mortgages	30,770
(vi) Share transfers	37,810
(vii) Share capital	71,787
(viii) Leases	12,692
(ix) Insurance policies	6,827
(x) Agreements—mainly concerning sales of businesses	10,169

The duty collected represents:—

(i) Transfer of land to the value of approximately	11,934,550
(ii) Transfers of shares to the value of approximately	7,562,000
(iii) Newly created company share capital of approximately	14,356,400

The allowance for spoilt and misused stamps amounted to £12,598.

The conveyancing and registration fees collected at the Nairobi and Mombasa Registries amounted to £9,185 (1965—£8,374) and £21,607 (1965—£27,014) respectively.

In addition to the above detailed revenue the following further amounts were collected at the district registries:—

	£
(i) Stamp duty	18,542
(ii) Conveyancing, registration and other fees ..	13,900

Comparative tables of revenue collection for the years 1961-1966 inclusive, appear in Schedules I and II of this report.

(ii) Conveyancing

(a) Nine hundred and seventeen documents were prepared and completed at the Nairobi and Mombasa Registries during the year as compared with 984 in 1965. Between one-third and one-half of these were prepared free of charge on behalf of Government and its statutory bodies.

(b) Two hundred and eighty-three certificates of title, arising from subdivisional transfers, and certificates of ownership, were issued as compared with 153 in 1965.

(c) 15,531 certificates of title were issued by the district registries as compared with 18,298 in 1965.

(iii) Registration

(a) The total number of documents registered at the Nairobi and Mombasa registries was 15,011. Comparative tables for the past six years appear in Schedule III of this report.

(b) Details of the documents registered at the district registries are given in Schedule IV of this report.

(iv) Staff

On the retirement of Mr. M. E. Aronson, the Principal Registrar of Titles, Mr. J. E. Jardin whose experience of land registration in East Africa extends over a period of more than 30 years, was appointed to the post.

It was decided, in order to exercise a more thorough supervision of the district land registries, to create two new posts of land registrar (inspector): one to cover the eastern areas of Kenya and the other the western areas.

Two assistant land registrars and two registrars of titles (trainee) were appointed during the year.

(v) Settlement Schemes

Owing to the continued lack of suitable maps, little progress was made with the registration of titles in settlement schemes. On the other hand, titles were registered in respect of 2,119 plots in 12 townships established on land in these schemes which was not required for agricultural settlement purposes.

(vi) District Registries

The number of transactions registered at district registries shows a slight increase on the figure for the previous year.

As a temporary measure, a registry was opened at Nairobi in respect of areas for which, at present, there is no convenient district registry.

The two newly appointed land registrars (inspectors) previously mentioned will make periodic tours of inspection to ensure that registration at all registries is being carried out in an efficient and uniform manner, and will also make reports and recommendations regarding the adequacy of registry buildings and staff, the necessity for, and the siting of, further registries or sub-registries.

(vii) The Registered Land Act

During the year the task of converting to the Registered Land Act the titles to all land on Mombasa Island was completed. The titles to all alienated plots in Embu Township, Bungoma Township and Kimilili Trading Centre were also converted.

VIII—DEVELOPMENT PLANS

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

<i>Locality</i>	<i>Date Approved</i>
Athi River T.C. Part Development Plan No. 23	5.1.66
Fort Hall Township Part Development Plan No. 57	3.2.66
Bungoma Township Part Development Plan No. 12	4.2.66
Eldoret Municipality Part Development Plan No. 73	17.2.66
Turbo T.C. Part Development Plan No. 12	21.2.66
Kisumu Municipality Part Development Plan No. 143	21.2.66
Kisumu Municipality Part Development Plan No. 144	25.2.66
Moiben T.C. Part Development Plan No. 4	28.2.66
Voi Township Part Development Plan No. 16	10.3.66
Kisumu Municipality Part Development Plan No. 145	15.3.66

<i>Locality</i>	<i>Date Approved</i>
Londiani Township Development Plan (Whole) No. 20	17.3.66
Kisumu Municipality Part Development Plan No. 146	20.3.66
Rongai Township Part Development Plan No. 10	24.3.66
Malindi Township Part Development Plan No. 10	31.3.66
Thika Municipality Part Development Plan No. 80	1.4.66
Thika Municipality Part Development Plan No. 81	1.4.66
Isiolo Township Part Development Plan No. 9	2.4.66
Kisumu Municipality Part Development Plan No. 147	14.4.66
Kiambu Township Part Development Plan No. 21	16.4.66
Maseno Township Development Plan (Whole) No. 5	19.4.66
Thika Municipality Part Development Plan No. 82	20.4.66
Nandi Hills Township Part Development Plan No. 12	26.4.66
Kibwezi Township Development Plan (Whole) No. 8	26.4.66
Kisii Township Part Development Plan No. 29	27.4.66
Embu Township Part Development Plan No. 31	12.5.66
Nyeri Township Part Development Plan No. 48	28.5.66
Homa Bay T.C. Part Development Plan No. 25	28.5.66
Kapsabet Township Development Plan (Whole) No. 11	28.5.66
Thika Municipality Part Development Plan No. 83	3.6.66
Malindi Township Part Development Plan No. 9	11.6.66
Mariakani T.C. Part Development Plan No. 5	11.7.66
Kendu Bay T.C. Part Development Plan No. 8	15.7.66
Karundu T.C. Development Plan (Whole) No. 1	19.7.66
Kisumu Municipality Part Development Plan No. 149	19.7.66
Embu Township Part Development Plan No. 33	21.7.66
Kericho Township Part Development Plan No. 44	25.7.66
Nakuru Municipality Part Development Plan No. 102	3.8.66
Marsabit Township Part Development Plan No. 3	5.8.66
Naivasha Township Part Development Plan No. 38	6.8.66
Nyeri Township Part Development Plan No. 49	10.8.66
Naivasha Township Part Development Plan No. 39	13.8.66
Kijabe Township Part Development Plan No. 8	24.8.66
Wundanyi T.C. Part Development Plan No. 1	25.8.66
Malindi Township Part Development Plan No. 11	29.8.66
Migori T.C. Part Development Plan No. 4	30.8.66
Eldoret Municipality Part Development Plan No. 74	31.8.66
Kerugoya T.C. Development Plan (Whole) No. 1	9.9.66
Thika Municipality Part Development Plan No. 85	21.9.66
Kericho Township Part Development Plan No. 45	22.9.66
Busia Township Part Development Plan No. 7	23.9.66
Nairobi Municipality Part Development Plan No. 232	3.10.66
Nairobi Municipality Part Development Plan No. 97	13.10.66
Kisumu Municipality Part Development Plan No. 151	15.10.66
Nairobi Municipality Part Development Plan No. 98	21.10.66
Kakamega Township Part Development Plan No. 34	21.10.66
Thomson's Fall Township Part Development Plan No. 24	21.10.66
Nairobi Municipality Part Development Plan No. 32	24.10.66
Yala Township Part Development Plan No. 13	4.11.66
Voi Township Part Development Plan No. 17	7.11.66
Muhoroni T.C. Development Plan (Whole) No. 8	18.11.66
Ahero Market Development Plan (Whole) No. 1	25.11.66
Nairobi Municipality Part Development Plan No. 34	26.11.66
Nairobi Municipality Part Development Plan No. 100	1.12.66
Nairobi Municipality Part Development Plan No. 33	1.12.66
Kisumu Municipality Part Development Plan No. 152	2.12.66
Kakamega Township Part Development Plan No. No. 35	19.12.66
Machakos Township Part Development Plan No. 37	20.12.66
Narok Township Development Plan (Whole) No. 9	28.12.66

Settlement Schemes Town Development Plans

<i>Township Name</i>	<i>Settlement Scheme Name</i>	<i>Date Approved</i>
Kaheho.	Shamata.	20.1.66
Ngorika	Ngorika.	20.1.66
Lukhuna.	Kimiriri.	January 1966
Njabini (S. Kinangop).	Njabini.	January 1966
Wanjohi.	Wanjohi.	10.2.66
Nyairoko.	Passenga.	9.3.66
Kambaa.	Pesi.	12.3.66
Kangui.	Lesirko.	12.3.66
Gathanji.	Ol Joro Orok West.	12.3.66
Perkerra.	Perkerra.	12.3.66
Miharati.	Malewa.	7.4.66
Charangani West.	Cherangani.	9.5.66
Elgeyo Border.	Elgeyo Border.	14.5.66
Elunyito.	Lugari.	17.6.66
Tabani.	Kimiriri.	18.6.66
Lungai.	Natiri.	18.6.66
Ndalu.	Ndalu.	18.6.66
God Abuoro.	God Abuoro.	18.6.66
Tamu.	Tamu.	18.6.66
Songhor (Twin Bridge).	Songhor.	18.6.66
Chekalini (West).	Chekalini.	12.7.66
Nzoia Springs.	Nzoia.	2.8.66
Timau.	Timau.	4.8.66
Hoey's Bridge.	Hoey's Bridge.	18.8.66
Mabusi.	Mabusi.	6.9.66
Elgeyo Border.	Elgeyo Border.	6.9.66
Perkerra.	Perkerra.	17.9.66
Cheplelwa.	Cheplelwa.	19.9.66
Chengombet.	Manga.	29.9.66
Merangini.	Sabugo.	29.9.66
Chepanyalil.	Nyansiongo.	26.10.66
Isogi.	Isogi.	3.11.66
Mabusi.	Mabusi.	9.11.66
Ngano.	Ol Joro Orok West.	1.12.66
Pondo.	Kanyagia	10.12.66
Songhor.	Songhor.	December 1966

IX—VALUATION

The improvement in the economy during the year coupled with the effects of a balanced exchange control and stable political conditions has brought about a recovery of the property market in urban areas, particularly in Nairobi and Mombasa and the upward trend evident towards the end of last year has continued. In the agricultural field 180 mixed farms comprising over 137,000 acres were sold during the year.

The report of a working party under the chairmanship of Mr. G. J. Caren, a member of the Stamp Mission, led to a memorandum of agreement between the British and Kenya Governments, concerning the method and basis of valuation to be adopted for the new four-year 400,000-acre Stamp Purchase Programme. This programme will include farms which are to be bought on behalf of the Agricultural Development Corporation for national transitional farms and on behalf of the Settlement Fund Trustees for conventional settlement.

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

Estate Duty.—173 cases of estate duty valuation were dealt with involving the valuation of 313 individual properties. Increases in value amounting to £30,000 were agreed during the year.

Stamp Duty.—Property valued at £550,000 was assessed for Stamp Duty during the year.

Rating.—21 supplementary valuation rolls and two new site value rolls were prepared on behalf of local authorities.

Land Acquisition.—As detailed later in this report, land acquisition was carried out notably for road development projects.

Mismanaged Farms.—Valuation of mismanaged farms on behalf of the Minister for Agriculture continued though on a reduced scale and during the year 34 mismanaged farms with a total acreage of 92,800 acres were valued.

X—RECORDER OF TITLES

One claim in the Mambui area was reheard and one other case in this area was referred back by the High Court on appeal for rehearing. Decisions on six other appeals in the Mambui area are still awaited.

In the Lamu area good progress was made and by the end of the year the adjudication of claims in the administrative district of Lamu had been completed. In all 1,348 claims in Lamu and the surrounding areas were examined by the Recorder but with the exception of one claim in the Kitau area of Manda Island no claims outside the Island of Lamu proper were allowed. Substantial areas of land, notably on Manda Island, which hitherto had been the subject of unadjudicated claims were thus made available for declaration in due course as Government land, in terms of the Land Titles Act.

Sixty-eight certificates of title of ownership and two certificates of interest were issued during the year.

The swift progress of adjudication at Lamu was greatly assisted by close and effective liaison with the Survey of Kenya.

XI—COMPULSORY ACQUISITION OF LAND

The following are the cases in which compulsory acquisition of land in terms of the Land Acquisition Act 1894 of India was conducted during 1966.

<i>Locality</i>	<i>Purpose of Acquisition</i>
Central Province (Nyeri, Fort Hall, Kiambu, Meru and Embu Districts)	Tea Development Roads.
Chemilil	Sugar Development Roads.
Sotik/Kijaur	Road Development.
Chevakali/Kaimosi	Road Development.
Kibos/Miwani	Road Development.
Thika/Gitanga	Road Development.
Thika/Kangondi	Road Development.
Kiganjo/Nanyuki	Road Development.
Mombasa/Kilifi	Road Development.
Nairobi/Mombasa	Road Development.

Court references in connexion with acquisitions of land at Dawsonville, Nakuru, in 1965 were heard and awards were made.

XII—SUBDIVISIONS OF LAND

A very substantial increase was noted during the year in the number of subdivisions of urban land and this reflected the increasing tempo of urban development throughout the country but most particularly in the main centres of Nairobi and Mombasa. The number of urban/peri-urban and agricultural subdivisions during the year as compared with those in 1964 and 1965 were as follows:—

	1964	1965	1966
Urban schemes	26	10	55
Plots	70	29	182
Agricultural schemes	18	44	21
Plots	40	70	55

SCHEDULE I—STAMP DUTIES

Class of Instrument	1961	1962	1963	1964	1965	1966
	£	£	£	£	£	£
CHEQUES—						
Nairobi	125,940	114,206	129,034	128,011	128,168	130,421
REVENUE STAMPS—						
Nairobi	82,290	85,087	91,575	79,863	105,889	116,997
CONVEYANCES—						
Nairobi	94,355	99,719	139,879	241,210	196,887	207,099
Mombasa	19,434	16,296	17,394	23,447	16,096	31,592
	<u>113,789</u>	<u>116,015</u>	<u>157,273</u>	<u>264,657</u>	<u>212,983</u>	<u>238,691</u>
MORTGAGES—						
Nairobi	24,348	38,597	37,822	29,416	29,393	24,352
Mombasa	3,615	3,757	3,254	5,325	2,988	6,418
	<u>27,963</u>	<u>42,354</u>	<u>41,076</u>	<u>34,741</u>	<u>32,381</u>	<u>30,770</u>
BILLS OF EXCHANGE—						
Nairobi	25,914	45,974	18,596	18,847	19,727	19,353
Mombasa	15,583	18,757	21,580	19,171	19,733	19,796
Post Office	25,937	28,747	40,376	23,169	32,365	33,296
	<u>67,434</u>	<u>93,478</u>	<u>80,552</u>	<u>61,187</u>	<u>71,825</u>	<u>72,445</u>
LEASES—						
Nairobi	22,056	15,685	12,312	11,852	11,137	10,593
Mombasa	716	615	843	811	1,034	2,099
	<u>22,772</u>	<u>16,300</u>	<u>13,155</u>	<u>12,663</u>	<u>12,171</u>	<u>12,692</u>
POWERS OF ATTORNEY—						
Nairobi	544	1,148	896	856	1,129	963
Mombasa	324	366	363	484	437	482
	<u>868</u>	<u>1,514</u>	<u>1,259</u>	<u>1,340</u>	<u>1,566</u>	<u>1,445</u>
COMPANIES—						
(1) <i>Share Capital:</i>						
Nairobi	24,372	47,894	36,321	78,690	48,383	57,363
Mombasa	1,454	1,099	1,524	2,771	8,179	14,424
	<u>25,826</u>	<u>48,993</u>	<u>37,845</u>	<u>81,461</u>	<u>56,562</u>	<u>71,787</u>

SCHEDULE I—STAMP DUTIES—(Contd.)

Class of Instrument	1961	1962	1963	1964	1965	1966
	£	£	£	£	£	£
(2) <i>Memorandum and Articles of Association:</i>						
Nairobi	1,219	1,487	1,628	1,485	2,035	2,942
Mombasa	121	96	182	193	126	167
	<u>1,340</u>	<u>1,583</u>	<u>1,810</u>	<u>1,678</u>	<u>2,161</u>	<u>3,109</u>
(3) <i>Share Transfers:</i>						
Nairobi	24,691	26,256	28,970	39,984	35,310	36,024
Mombasa	2,307	2,190	2,709	11,713	8,947	1,786
	<u>26,998</u>	<u>28,446</u>	<u>31,679</u>	<u>51,697</u>	<u>44,257</u>	<u>37,810</u>
AGREEMENTS—						
Nairobi	7,158	6,879	4,637	6,850	11,009	9,936
Mombasa	275	232	281	431	516	233
	<u>7,433</u>	<u>7,111</u>	<u>4,918</u>	<u>7,281</u>	<u>11,525</u>	<u>10,169</u>
PARTNERSHIPS—						
Nairobi	218	370	388	393	599	431
Mombasa	245	41	164	87	12	36
	<u>463</u>	<u>411</u>	<u>552</u>	<u>480</u>	<u>611</u>	<u>467</u>
INSURANCE POLICIES—						
Nairobi	9,038	7,543	5,598	4,511	4,572	5,008
Mombasa	2,043	2,265	2,563	2,532	2,070	1,819
	<u>11,081</u>	<u>9,808</u>	<u>8,161</u>	<u>7,043</u>	<u>6,642</u>	<u>6,827</u>
TRUSTS—						
Nairobi	709	5,513	1,567	1,118	1,247	2,520
Mombasa	77	47	864	31	161	706
	<u>786</u>	<u>5,560</u>	<u>2,431</u>	<u>1,149</u>	<u>1,408</u>	<u>3,226</u>
MISCELLANEOUS—						
Nairobi	3,225	1,064	1,453	219	503	899
Mombasa	445	320	356	530	474	1,152
	<u>3,670</u>	<u>1,384</u>	<u>1,809</u>	<u>749</u>	<u>977</u>	<u>2,051</u>
TOTAL	<u>518,656</u>	<u>572,250</u>	<u>603,129</u>	<u>734,000</u>	<u>689,126</u>	<u>738,907</u>

SCHEDULE II—REVENUE COLLECTIONS

Class of Instrument	1961	1962	1963	1964	1965	1966
	£	£	£	£	£	£
CONVEYANCING FEES—						
Nairobi	6,565	7,595	13,325	19,983	7,782	9,019
Mombasa	137	85	137	100	592	166
TOTAL	6,702	7,680	13,462	20,083	8,374	9,185
STAMP DUTIES—						
Nairobi	446,077	497,422	510,676	643,305	596,808	624,901
Mombasa	46,642	46,081	52,007	67,526	59,953	80,710
Post Office	25,937	28,747	40,376	23,169	32,365	33,296
TOTAL	518,656	572,250	603,059	734,000	689,126	738,907
REGISTRATION FEES—						
Nairobi	17,142	15,201	20,114	25,658	23,172	18,188
Mombasa	3,694	2,938	3,459	3,459	3,842	3,419
TOTAL	20,836	18,139	23,573	29,117	27,014	21,607

SCHEDULE III

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

CLASS OF INSTRUMENT	1961		1962		1963		1964		1965		1966	
	Nairobi	Mom-basa	Nairobi	Mom-basa	Nairobi	Mom-basa	Nairobi	Mom-basa	Nairobi	Mom-basa	Nairobi	Mom-basa
Grants	652	35	520	30	505	19	648	17	447	12	346	19
Certificates of Title	81	182	237	97	73	58	78	90	79	74	150	133
Transfers	1,110	699	1,395	593	2,321	909	2,903	840	2,790	813	2,730	750
Mortgages	1,461	281	788	151	1,533	184	1,567	167	1,186	132	2,103	89
Discharge of Mortgages	610	208	751	155	1,309	234	1,518	182	1,368	154	1,306	102
Equitable Mortgages	3,058	160	587	89	723	85	950	92	990	67	752	52
Discharge of Equitable Mortgages	1,089	127	679	95	998	112	1,119	82	1,012	113	1,651	113
Powers of Attorney	387	107	374	107	468	90	561	124	649	102	547	102
Caveats	308	175	271	146	284	127	193	188	255	281	414	139
Surrenders	320	9	533	32	570	30	419	10	357	15	192	16
Miscellaneous	5,574	737	3,683	580	3,542	736	3,153	610	2,953	649	2,895	410
TOTAL	14,650	2,720	9,818	2,075	12,326	2,584	13,109	2,402	12,086	2,412	13,086	1,925
	17,370		11,893		14,910		15,511		14,498		15,011	

SCHEDULE IV

DOCUMENTS REGISTERED UNDER THE REGISTERED LAND ACT

	Transfers	Leases	Charges	Successions	Discharges	Certificates of Title	Miscellaneous	Total
Nyeri Registry	1,766	27	1,213	230	447	2,109	119	5,941
Eldoret Registry	70	—	37	—	34	336	58	535
Kiambu Registry (including Ngong)	3,060	46	723	169	541	4,551	912	10,002
Bungoma Registry	85	7	19	—	2	266	33	412
Kisumu Registry	—	3	6	—	—	78	79	166
Fort Hall Registry	601	5	520	70	241	2,716	229	4,382
Mombasa Registry	155	58	59	—	56	47	36	411
Meru Registry	211	1	75	10	12	1,727	176	2,212
Embu Registry	644	25	313	64	117	1,728	549	3,460
Kakamega Registry	107	—	13	3	1	1,114	53	1,291
Kisii Registry	22	—	24	—	2	520	49	617
Nairobi Registry	178	—	36	12	7	339	28	600
	6,899	172	3,038	558	1,460	15,531	2,321	30,029

