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**LANDS DEPARTMENT
ANNUAL REPORT
1963**

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**LANDS DEPARTMENT
ANNUAL REPORT
1963**

KENYA NATIONAL ASSEMBLY
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DEPARTMENT OF LANDS ANNUAL REPORT 1963

I—REVIEW OF THE YEAR

The year 1963 was probably one of the most important, if not the most important, year in the history of the Lands Department. The year, which saw the introduction of Internal Self-Government on the 1st June and full Independence on the 12th December 1963, saw the implementation of two new Constitutions for Kenya. These Constitutions made a great impact on the Department in that all former Crown land, and the reversion to Crown leases, were, under the Constitution, transferred from the Government to the Regions concerned, except in the case of the Nairobi Area where they remained vested in the Government. Trust land was likewise vested in the County Councils concerned, in trust for the persons ordinarily resident on the land. As it was obviously impossible for financial and staff reasons to run a series of Regional and County Land Departments, the Commissioner of Lands was appointed to act as agent for all Regions and County Councils in addition to his statutory duties. This ensured, with the co-operation of the Regions and County Councils concerned, that the administration of land proceeded smoothly, and no insurmountable difficulties were encountered.

2. In view of political changes, though a number of important development proposals were put forward, only in a very few cases were these finalized.

3. The number of plots leased in urban areas showed an increase on 1962, but to a considerable extent this was brought about by the Government issuing formal leases to statutory bodies such as the East African Railways and Harbours Administration and the East African Common Services Organization in place of their old reservations.

4. Rent receipts were well maintained at £407,466 against £391,695 for 1962, revenue from stamp duty increased from £572,250 to £603,129, and there was also an increase in revenue from conveyancing and registration fees. Several major exercises were carried out to determine the land revenue and expenses position in relation to Regions and County Councils. Officers of the Department carried out an increased number of safaris to the Regions and County Councils to assist these bodies in their new role as land owners.

5. The year saw the enactment of other important pieces of legislation, such as the Registered Land Act, 1963, which consolidated the registration provisions of five other Acts. Towards the end of the year the new Act was applied to certain areas at the Coast, to areas which have been subject to the provisions of the Land Registration (Special Areas) Act, and also to areas which have been purchased and subdivided under the Government's Resettlement Scheme. The Act will be applied to the whole country in due course.

6. The systems of control of transactions in agricultural land were consolidated into one system by the Kenya (Land Control) (Transitional Provisions) Regulations, 1963.

7. Surveys having been completed, 432 holdings were converted from 99 years leases, and the number would have been greater but for the number of farmers who had previously applied for conversion, selling their farms for settlement purposes to the Land Development and Settlement Board, or its successor the Central Land Board. The pace of settlement by the Land Development and Settlement Board, and its successor the Central Land Board, increased greatly and 314,901 acres were purchased and the leases surrendered. In addition, the Board purchased, on compassionate grounds, some 37,502 acres, involving 83 farms, and these farms were subsequently leased, in most cases to African farmers. In addition to this, many cultivation licences were issued during the year in the Nyeri and Nyandarua areas in order to make use of land not immediately required for settlement.

8. The training of local personnel to replace overseas officers who had left Kenya under the Limited Compensation Scheme or the General Compensation Scheme for Expatriate Officers was continued, and the trainees made good progress.

9. The Department was unfortunate in the death, after a very short illness, on the 18th November 1963, of the Deputy Commissioner, Mr. F. E. Firminger, who had been a very valuable and loyal member of the Department since 1951 and whose death resulted in a serious loss to the Department. The year has seen many other staff changes, the most important of which were the departure on retirement of Mr. I. E. Morgan (Principal Registrar of Titles), Mr. A. H. Wyndham-Lewis (Senior Valuation Officer) and Mr. M. T. H. Lawrence-Brown (Senior Land Officer). The sudden departure of these and other experienced officers has placed an extra burden on those who remain and on the newly recruited or promoted African officers, and the standard of efficiency maintained during the year under review is a tribute to them.

II—AFRICANIZATION

In accordance with the declared policy of the Government to Africanize the posts of expatriate officers, further Departmental training schemes for potential Junior Land Assistants were mounted during the year. Candidates were recruited and posted with experienced officers to learn the day to day running of the Department and were given lectures on the various aspects of the Department's work. As a result of these schemes, it is expected that two trainees will be appointed Junior Land Assistants early in the new year, and three more later on.

Towards the end of the year approval was obtained to the appointment of an Assistant Registrar as an Assistant Land Officer. Also, to accelerate the Africanization of the senior posts, it was agreed that two University graduates from Makerere should be recruited and given two years intensive training to prepare them for posts of Land Officers early in 1966.

The Valuers in the Department are required to be qualified as Members of either the Institute of Chartered Surveyors or the Auctioneers' Institute and, with this in view, three students were sponsored at the University College, Nairobi.

III—LEGISLATION

A number of important legislative measures affecting land were enacted during the year, the most important being as follows:—

(1) The Constitution enacted on Internal Self-Government, contained in the Second Schedule to the Kenya Order in Council, 1963, confirmed that all estates, interests or rights in or over land previously granted by the Governor of the former Colony and Protectorate of Kenya or any other officer or authority of the Government, as having been validly created, granted or recognized. Furthermore, any unadjudicated claim made in respect of land under the Land Titles Act was deemed to have continued unabated subject to adjudication in accordance with the Act.

The land which had hitherto been known as Crown land, and the reversions to Crown leases, were vested by the Constitution in the various Regions in which the land was situated, and in the case of the extended area of Nairobi City, the Crown land and reversions to leases were vested in the Governor on behalf of Her Majesty in right of the Government of the former Colony and Protectorate.

Trust land situated in the former Special Areas, which had previously been vested in the Trust Land Board, and the Special Reserves, Special Temporary Reserves, Special Leasehold Areas and Special Settlement Areas, were all vested in the County Council in whose area the land was situated. The County Councils held the land thus vested in them for the benefit of the persons ordinarily resident on the land and must give effect to such rights, interests or other benefits in respect of the land as may, under African customary law for the time being in force applicable thereto, be vested in any tribe, group, family or individual.

The Constitution made provision and specified conditions on which the Government could acquire Regional and Trust land for Government purposes. All unextracted minerals (other than common minerals), mineral oils and water, were deemed to have vested in the Governor in right of the Government. All unextracted common minerals situated in the Regions were vested in the respective Regions.

A revised method of control of transactions in agricultural land was prescribed and a new Appeals Tribunal was set up to deal with appeals in respect of transactions affecting land in the former Scheduled Areas.

The Constitution also set up a new body known as the Central Land Board, whose duties were to purchase land in the former Scheduled Areas by agreement with the owners. In the case of leasehold land where the reversion was vested in the Governor or in the Region, the title was enlarged into an estate in fee simple when the land was purchased by the Central Land Board.

(2) The Kenya Independence Order in Council, 1963, carried forward the measures affecting land into the Independence Constitution.

(3) The Local Government Regulations, 1963, brought into being many alterations to the law affecting Local Authorities, and extended the boundaries of the City of Nairobi to include large areas of land formerly under the control of the Nairobi County Council.

(4) The Registered Land Act, 1963, was enacted and consolidated the registration provisions of five other Acts which, by experience, have been found to be unnecessarily cumbersome in places. This Act has the advantages of providing a simplified form for the issue of titles on a systematic basis, particularly in the former Special Areas and in Settlement Schemes. It is proposed to bring all existing titles in the country under the provisions of this Act in due course. However, this enormous task will take several years to complete. Shortly before the end of the year, the new Act was applied to certain areas in Mombasa. Titles were investigated before being brought under the Act. The Act was also applied to other areas, particularly those which had been subject to the provisions of the Land Registration (Special Areas) Act, 1959, and the new Settlement Schemes.

(5) The Municipalities and Townships (Private Streets) Ordinance, 1951, was replaced by the Streets Adoption Act, 1963.

(6) The Kenya (Amendment of Laws) (Trust Land) Regulations, 1963, were enacted. These Regulations amended the Trust Land Act (Cap. 288) to bring it in line with the new Constitution, and also made certain amendments to facilitate the administration of Trust land under new conditions. In particular, the Commissioner of Lands was authorized to administer Trust land vested in all County Councils until the 31st December 1964.

(7) The Kenya (Land Control) (Transitional Provisions) Regulations, 1963, came into force on the 23rd July 1963, and provided, in accordance with the Constitution, for the control of transactions in agricultural land to be amalgamated into one system instead of the two systems formerly in operation.

(8) The Government Accommodation Act, 1963, empowered the Government to requisition temporary accommodation. This Act was necessary to accommodate the influx of visitors attending the Independence Celebrations, and can be used on future occasions if the necessity arises.

(9) In his Budget speech, the Minister for Finance reintroduced Estate Duty on the Estate of deceased persons, and for purposes incidental thereto. Whilst the Lands Department was not charged with administering the Act, the Department's Valuers were required to verify valuations submitted to the Estate Duty Commissioner in respect of land.

IV—BOARDS AND COMMITTEES

(i) The Land Board

The Land Board was established in its present form in September 1939, to act as an Advisory Committee and to assist the Government in the selection of applications for the alienation of agricultural land. The Land Board met on two occasions during the first part of 1963 and had considered five matters involving some 2,300 acres of agricultural land at the time when it was dissolved prior to the introduction of the new Constitution for Internal Self-Government.

The cases still under consideration by the Board were referred to the appropriate Land Committees of the Regional Assemblies which, under the Constitution, took over the functions of the Government in relation to unalienated land in the Regions.

(ii) Land Advisory Board (Coast Province)

The Coast Land Advisory Board met on one occasion during the first part of the year to consider matters concerning development and control of land in the Coast Province. Its recommendations included the grant of 2,937 acres to Messrs. Kenya Sugar Limited and the grant of 463 square miles of Crown land in the Taita District for addition to the adjoining Land Unit, on certain conditions. The Board also considered a ranching proposal for 730 square miles at Kwale, but in view of the impending new Constitution, referred the matter for action to the appropriate Regional Committee. The Committee also recommended that 4,800 acres of Crown land in the Malindi District should be added to the Land Unit as an addition to the Gede Settlement Scheme. The Committee also considered and made recommendations in respect of the control of illegal squatters in the Coast area.

(iii) Central Authority

The function of the Central Authority underwent a change during the year. For the first five months of the year it was the Approving Authority for subdivisions of agricultural land. From 1st June 1963, however, in accordance with the new Constitution and Regulations enacted thereunder, Divisional Land Control Boards became the authorities responsible for approving agricultural subdivisions. Thereafter, the Central Authority dealt only with applications under the Development and Use of Land (Planning) Regulations, 1961.

The Central Authority met on five occasions during the year.

One hundred and one applications, both under the former Land Control Regulations 1961, as well as under the Development and Use of Land (Planning) Regulations 1961, were received by the Central Authority out of which 54 were approved, 8 refused and 7 withdrawn. Of the remainder, 25 were pending awaiting comments from various Authorities and/or additional details from the applicants at the end of the year, and the balance of 7 were referred to the Nairobi City Council for consideration as the land concerned fell within its area of jurisdiction as a result of the abolition of the Nairobi County Council.

(iv) Nairobi District Preparatory Authority

In the absence of matters requiring major policy decisions, the Nairobi District Preparatory Authority did not meet during 1963. Its Subcommittee, which hitherto met to deal with day to day business, met only once during the year under review, and the necessity for further meetings ceased when most of the area over which the Authority had jurisdiction, was included in the Nairobi Area. The appointment of the Nairobi District Preparatory Authority was revoked later in the year, *vide* Legal Notice No. 697 of 1963.

(v) Crown Estates Development Committee

In view of the lack of demand for land necessitating the planning and opening up of new areas and the installation of services, both in Nairobi and elsewhere during 1963, the Crown Estates Development Committee did not meet.

(vi) Land Control Boards

APPROVAL TO TRANSACTIONS IN AGRICULTURAL LAND

Before the introduction of the new Constitution on the 1st June 1963, the Land Control Regulations, 1961, required that all dealings with agricultural land be determined by the Divisional Boards concerned, and that all share transactions in Companies owning such land be approved by the Commissioner of Lands.

Seven hundred and nineteen applications in respect of dealings with agricultural land submitted for determination by the 12 Divisional Boards then existing, were forwarded to the Commissioner of Lands during the first half of the year. Of this number, 511 were in respect of sales, 51 in respect of leases with options to purchase, 132 in respect of leases, and one related to a mortgage. 14 applications were eventually cancelled and 10 were withdrawn before being determined. During the same period, the Commissioner of Lands approved 59 applications in respect of share transactions involving 2,220,395 shares in 25 Companies owning land in the Declared Areas, representing a total consideration of Sh. 48,141,748/73.

After the introduction of the new Constitution, the Land Control Regulations, 1961, were revoked and replaced by the Kenya (Land Control) (Transitional Provisions) Regulations, 1963, which came into force on the 23rd July 1963. These Regulations, which were enacted to comply with the Kenya Constitution, can be applied to the whole of Kenya. At present they apply to all the land formerly comprising the Scheduled Areas which has been divided into 21 Divisions, and the parts of the former Special Areas in which land consolidation has taken place where 25 Divisional Boards have been appointed. These latter Divisional Boards were administered by the appropriate Regional Government Agents. During the remainder of the year, the Commissioner of Lands referred to the 21 Divisional Boards covering the former Scheduled Areas, applications in respect of the following:—

- (a) A total of 605 applications to deal with land, comprising 423 sales, 27 leases with options to purchase, 49 leases and 93 mortgages. As regards the remainder, 10 applications were withdrawn before being determined by the Divisional Boards, and 3 cancelled.
- (b) With regard to applications for approval to share transactions, 49 applications were approved involving 871,206 shares in 18 Companies owning agricultural land, representing a total consideration of Sh. 51,851,885.
- (c) A total of 18 applications for approval to the subdivision of agricultural land were received. Out of these, 12 were approved and six were outstanding at the end of the year.

(vii) Appeals Tribunal

The new Kenya Constitution made provision for an Appeals Tribunal to hear and determine appeals against decisions of Divisional Boards in respect of land transactions in the former Scheduled Areas. The Tribunal met once during 1963 and heard 3 appeals, one of which was refused and one deferred. The third appeal was withdrawn.

V—ANALYSIS OF AREAS: KENYA: UP TO 31st DECEMBER 1963

Land Classification

<i>Category</i>	<i>Area (Sq. miles)</i>
Trust Land and Private (Freehold) Land which was formerly Trust Land	53,021
National Forests	5,080
Urban Areas	740
Government Reserves (Agricultural, Veterinary, etc.)	453
Alienated Land	11,719
Private (Freehold) Land which was not formerly Trust Land	1,017
National Parks	8,532
Unalienated Land in the former Northern Province	120,745
Other Unalienated Land	18,482
Open Water	5,171
TOTAL AREA OF KENYA	224,960

VI—LAND ALIENATION

(a) *Municipalities and Townships*

New plots were alienated as follows, the 1962 figures being given for comparison:—

	1962	1963
Government and Regional Land	167	424
Special Areas (Trust Land)	19	121

The alienations are summarized in Appendix "A".

(b) *Agricultural Land*

A total of 31,708 acres was alienated during the year. The greater proportion of this land was alienated to the Agricultural Settlement Trust in respect of land previously placed at their disposal by the Government or privately purchased by their predecessors and surrendered to the Government pending sale.

(c) *Smallholder Settlement Schemes*

During the year 1963, 345 estates, totalling 314,901 acres, had been acquired for the Settlement Board and its successor, the Central Land Board, and others were in the process of negotiation. Orders under the Registered Land Act were made in respect of 186 estates in order to facilitate the registration of the Settlement holdings. Altogether, 4,183 Letters of Allotment were issued with the necessary legal charges to secure, in each case, the loans made to the new farmers.

A total of 83 farms involving 37,502 acres, was purchased by the Settlement Fund Trustees on compassionate grounds. In addition, 18 new Townships were planned in the Settlement areas and plots were surveyed in 9 Townships.

VII—LAND TITLES REGISTRY

During the year, the implementation of the two new Constitutions for Kenya provided a considerable increase in the amount of work in the registries. The Central Land Board stepped up its purchasing activities which has resulted in an increase in registration and stamp duty collections. The enactment of the Registered Land Act and its coming into operation in September was the culmination of considerable work by the Principal Registrar. The Act has been applied to Mombasa and land titles there are gradually being investigated before being brought under the Act. The Principal Registrar of Titles, Mr. I. E. Morgan, left on retirement leave at the end of October. Other more junior members of the staff also departed, and their places have been taken by the introduction of local officers.

(i) *Revenue*

The stamp duty, registration and conveyancing fees collected amounted to £640,162 as compared with £598,069 in 1962, an increase of £42,093.

The principal sums collected for stamp duty were:—

	£
(i) Cheques	129,034
(ii) Conveyances	157,273
(iii) Revenue Stamps	91,575
(iv) Bills of Exchange and Promissory Notes ..	80,552
(v) Mortgages	41,076
(vi) Share Transfers	31,679
(vii) Share Capital	37,845
(viii) Leases	13,155
(ix) Insurance Policies	8,161
(x) Agreements	4,918

The duty collected represents:—

	£
(i) Transfers of land to the value of	7,863,650
(ii) Transfers of shares to the value of approximately . .	6,335,800
(iii) Newly created company share capital of approximately	7,569,000

The slight improvement in the collection of revenue should be continued in 1964.

The duty collected in the years 1958–63 is classified in Schedule I hereto, and the total revenue from all sources in Schedule II.

(ii) Conveyancing

(a) 1,620 documents were prepared and completed during the year as compared with 2,063 in 1962. Conveyancing fees amounted to £13,462 as compared with £7,680 in 1962. Over half the documents prepared were free on Government account.

(b) 131 Certificates of Title arising from subdivisional transfers were prepared as compared with 334 in 1962.

(iii) Registration

The number of documents registered during the year was 14,910 as compared with 11,893 in 1962, an increase of 3,017.

Registration fees amounted to £23,571 as compared with £18,139 in 1962.

The Nairobi Land Registry registered 2,511 instruments free on Government account.

The Nairobi Land Registry supplied 731 certified and uncertified copies against the 1962 total of 467.

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

(iv) Franking Machines

Franking machines continued to be widely used both in Government and in commerce and their use is expected to be widely extended in 1964.

(v) Staff

The staff were under heavy pressure during the year, aggravated to some extent by the departure of expatriate staff. However, standards were maintained albeit with some difficulty.

(vi) Settlement Schemes

An extra fully qualified Registrar of Titles has been employed solely to deal with the conveyancing relating to purchases made by the Central Land Board. A typist has also been employed solely on this work.

(vii) District Registries

A steady increase in business was apparent at all District Registries and, by the end of the year, four new registries had opened. These were at Meru, Bungoma, Kakamega and Kisumu. Eldoret Registry took over the work of Kapsabet, Chepkorio, Iten and Eldama Ravine. The total conveyancing and registration fees collected during the year was £4,800.

(viii) The Registered Land Act

A start has been made in Mombasa to apply the provisions of this Act, and it is hoped to begin work on Nairobi titles early in 1964.

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>
2.1.63	Homa Bay Part Development Plan No. 11	Commissioner of Lands
2.1.63	Voi Part Development Plan No. 13	Commissioner of Lands
5.1.63	Kitale Part Development Plan No. 59	Commissioner of Lands
7.1.63	Rongai Part Development Plan No. 9	Commissioner of Lands
26.1.63	Nakuru Part Development Plan No. 90	Commissioner of Lands
26.1.63	Nakuru Part Development Plan No. 92	Commissioner of Lands
28.1.63	Nakuru Part Development Plan No. 91	Commissioner of Lands
28.1.63	Bungoma Part Development Plan No. 9	Commissioner of Lands
31.1.63	Kisii Part Development Plan No. 24	Commissioner of Lands
28.1.63	Nakuru Part Development Plan No. 89	Commissioner of Lands
5.2.63	Nandi Part Development Plan No. 10	Commissioner of Lands
5.2.63	Athi River Part Development Plan No. 19	Commissioner of Lands
13.2.63	Kiganjo Part Development Plan No. 5	Commissioner of Lands
19.2.63	Bungoma Part Development Plan No. 10	Commissioner of Lands
19.2.63	Nyeri Part Development Plan No. 43	Commissioner of Lands
21.2.63	Njiru Shopping Centre No. 1	Commissioner of Lands
28.2.63	Kisumu Part Development Plan No. 128	Commissioner of Lands
28.2.63	Kericho Part Development Plan No. 39	Commissioner of Lands
1.3.63	Kisii Township Whole Development Plan No. 25	Commissioner of Lands
5.4.63	Homa Bay Part Development Plan No. 12	Commissioner of Lands
19.4.63	Kilifi Part Development Plan No. 4	Commissioner of Lands
18.5.63	Kitui Part Development Plan No. 25	Commissioner of Lands
24.5.63	Lower Kabete Part Development Plan No. 2	Commissioner of Lands
5.6.63	Kitui Part Development Plan No. 26	Commissioner of Lands
5.6.63	Nakuru Part Development Plan No. 93	Commissioner of Lands
18.6.63	Kisii Part Development Plan No. 26	Commissioner of Lands
11.6.63	Homa Bay Part Development Plan No. 13	Commissioner of Lands
19.6.63	Kisumu Part Development Plan No. 129	Commissioner of Lands
21.6.63	Homa Bay Part Development Plan No. 14	Commissioner of Lands
24.6.63	Koru T.C. Whole Development Plan No. 8	Commissioner of Lands
24.6.63	Nairobi Part Development Plan No. 225	Commissioner of Lands
13.7.63	Kiambu Part Development Plan No. 20	Commissioner of Lands
24.9.63	Homa Bay Part Development Plan No. 15	Commissioner of Lands
24.9.63	Homa Bay Part Development Plan No. 16	Commissioner of Lands
25.9.63	Kitui Part Development Plan No. 27	Commissioner of Lands
27.9.63	Nanyuki Part Development Plan No. 42	Commissioner of Lands
10.10.63	Nakuru Part Development Plan No. 94	Commissioner of Lands
10.10.63	Voi Part Development Plan No. 14	Commissioner of Lands

<i>Date of Approval</i>	<i>Locality</i>	<i>Approved by</i>
30.10.63	Homa Bay Part Development Plan No. 17	Commissioner of Lands
9.11.63	Thika Part Development Plan No. 71	Commissioner of Lands
13.11.63	Athi River Part Development Plan No. 20	Commissioner of Lands
16.11.63	Kitui Part Development Plan No. 28	Commissioner of Lands
15.11.63	Nairobi Part Development Plan No. 226	Commissioner of Lands
26.11.63	Taveta Part Development Plan No. 3	Commissioner of Lands
23.12.63	Timboroa Part Development Plan No. 1	Commissioner of Lands

IX—VALUATION

Valuations in connexion with the management of Government land continued at a generally reduced level, although work in connexion with sales of land in the predominantly African areas showed a slight increase.

Considerable assistance was given to the Central Land Board by the agricultural Valuers in connexion with the purchase of land for Settlement Schemes.

The service of Valuers to Local Authorities continued and the Rural Valuation Roll for Aberdare County Council was completed.

No new valuation rolls were prepared for urban areas, but Supplementary Valuation Rolls were prepared for the County Councils of Nairobi, Naivasha, Nakuru, Nyanza and Aberdare, the municipalities of Kisumu, Eldoret and Kitale, and various Townships including Malindi, Machakos, Karatina and Kakamega.

Some 134 cases were dealt with for stamp duty purposes, the total value being slightly over £450,000 and agreed increases amounting to £82,000. At the end of the year Estate Duty cases started to be dealt with after their reintroduction in the 1963 Budget, and 23 cases were dealt with, the total value being more than £150,000, agreed increases being £2,000.

Valuations for purchase, sale and compensation were undertaken for various Government Departments, amounting to 530 cases during the year.

X—RECORDER OF TITLES

The adjudication of the Malindi District north of the Sabaki River, continued until the Recorder of Titles went on overseas leave in October 1963. At this time, Judgments in respect of 161 claims heard were in the course of preparation, and 41 *shamba* claims remained to be heard. In addition, 80 claims in respect of the small area of Mambui Township also remained to be dealt with. The Mambui area was one of the more difficult areas for the purposes of adjudication, in view of the number of claims which had previously been adjudicated in that area and in respect of which many of the boundaries had to be re-established by the Survey of Kenya before the Recorder could carry out his work. As a result of these adjudications, the boundary of the Nyika Land Unit has now been identified.

Three Certificates of Title of Ownership were issued during 1963.

XI—SUBDIVISIONS OF LAND

Subdivisions of urban and peri-urban land showed a marked increase as compared with the previous year, but there was a decrease in the number of subdivisions of agricultural land, excluding of course land purchased by the Central Land Board for Settlement purposes, which resulted in many thousands of subdivisions.

				1962	1963
<i>Urban</i>					
Schemes	..	..	..	9	28
Plots	..	..	..	22	74
<i>Agricultural</i>					
Schemes	..	..	..	38	26
Plots	..	..	..	120	72

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	1958	1959	1960	1961	1962	1963
	£	£	£	£	£	£
CHEQUES—						
Nairobi	116,480	126,938	131,091	125,940	114,206	129,034
REVENUE STAMPS—						
Nairobi	99,410	87,991	93,837	82,290	85,087	91,575
CONVEYANCES—						
Nairobi	134,702	145,389	166,040	94,355	99,719	139,879
Mombasa	22,812	21,280	30,076	19,434	16,296	17,394
	157,514	166,669	196,116	113,789	116,015	157,273
MORTGAGES—						
Nairobi	26,854	42,105	36,186	24,348	38,597	37,822
Mombasa	4,275	3,648	4,604	3,615	3,757	3,254
	31,129	45,753	40,790	27,963	42,354	41,076
BILLS OF EXCHANGE—						
Nairobi	16,391	27,453	32,662	25,914	45,974	18,596
Mombasa	19,056	21,298	20,326	15,583	18,757	21,580
Post Office	30,241	35,361	37,001	25,937	28,747	40,376
	65,688	84,112	89,989	67,434	93,478	80,552
LEASES—						
Nairobi	12,853	9,821	8,404	22,056	15,685	12,312
Mombasa	1,738	1,372	1,095	716	615	843
	14,591	11,193	9,499	22,772	16,300	13,155
POWERS OF ATTORNEY—						
Nairobi	497	543	543	544	1,148	896
Mombasa	186	256	346	324	366	363
	683	799	889	868	1,514	1,259
COMPANIES—						
(1) <i>Share Capital:</i>						
Nairobi	21,158	37,433	33,480	24,372	47,894	36,321
Mombasa	1,671	2,592	3,226	1,454	1,099	1,524
	22,829	40,025	36,706	25,826	48,993	37,845

SCHEDULE I—STAMP DUTIES—(Contd.)

Class of Instrument	1958	1959	1960	1961	1962	1963
	£	£	£	£	£	£
<i>(2) Memorandum and Articles of Association:</i>						
Nairobi	1,313	1,551	1,339	1,219	1,487	1,628
Mombasa	67	90	131	121	96	182
	1,380	1,641	1,470	1,340	1,583	1,810
<i>(3) Share Transfers:</i>						
Nairobi	29,106	23,948	25,211	24,691	26,256	28,970
Mombasa	2,402	1,017	6,497	2,307	2,190	2,709
	31,508	24,965	31,708	26,998	28,446	31,679
AGREEMENTS—						
Nairobi	6,040	8,067	4,838	7,158	6,879	4,637
Mombasa	610	348	236	275	232	281
	6,650	8,415	5,074	7,433	7,111	4,918
PARTNERSHIPS—						
Nairobi	1,049	507	211	218	370	388
Mombasa	115	469	33	245	41	164
	1,164	976	244	463	411	552
INSURANCE POLICIES—						
Nairobi	6,497	9,780	9,399	9,038	7,543	5,598
Mombasa	688	3,976	2,968	2,043	2,265	2,563
	7,185	13,756	12,367	11,081	9,808	8,161
TRUSTS—						
Nairobi	4,395	1,058	1,517	709	5,513	1,567
Mombasa	10	459	92	77	47	864
	4,405	1,517	1,609	786	5,560	2,431
MISCELLANEOUS—						
Nairobi	644	3,216	7,981	3,225	1,064	1,453
Mombasa	511	423	564	445	320	356
	1,155	3,639	8,545	3,670	1,384	1,809
TOTAL	561,771	618,389	659,934	518,656	572,250	603,129

SCHEDULE II—REVENUE COLLECTIONS

Class of Instrument	1958	1959	1960	1961	1962	1963
	£	£	£	£	£	£
CONVEYANCING FEES—						
Nairobi	10,056	10,635	10,403	6,565	7,595	13,325
Mombasa	226	262	233	137	85	137
TOTAL	10,282	10,897	10,636	6,702	7,680	13,462
STAMP DUTIES—						
Nairobi	477,389	525,800	552,739	446,077	497,422	510,676
Mombasa	54,141	57,228	70,194	46,642	46,081	52,007
Post Office	30,241	35,361	37,001	25,937	28,747	40,376
TOTAL	561,771	618,389	659,934	518,656	572,250	603,129
REGISTRATION FEES—						
Nairobi	12,220	14,857	14,718	17,142	15,201	20,114
Mombasa	3,808	3,927	3,709	3,694	2,938	3,459
TOTAL	16,028	18,784	18,427	20,836	18,139	23,571

SCHEDULE III—DOCUMENTS REGISTERED

CLASS OF DOCUMENTS	1958		1959		1960		1961		1962		1963	
	Nairobi	Mombasa	Nairobi	Mombasa	Nairobi	Mombasa	Nairobi	Mombasa	Nairobi	Mombasa	Nairobi	Mombasa
LAND												
Grants	1,088	68	731	39	806	39	652	35	520	30	505	19
Certificates of Title ..	224	135	287	359	216	600	81	182	237	97	73	58
Documents of Title ..	—	1,027	—	—	—	—	—	—	—	—	—	—
Transfers	1,731	910	2,048	972	1,670	1,067	1,110	699	1,395	593	2,321	909
Mortgages	1,870	451	2,198	511	1,651	328	1,461	281	788	151	1,533	184
Discharge of Mortgages	739	235	965	347	946	283	610	208	751	155	1,309	234
Equitable Mortgages ..	962	108	1,072	109	1,442	231	3,058	160	587	89	723	85
Discharge of Equitable Mortgages	968	129	928	62	757	117	1,089	127	679	95	998	112
Powers of Attorney ..	368	148	352	188	404	188	387	107	374	107	468	90
Caveats	430	71	305	89	431	192	308	175	271	146	284	127
Surrenders	392	33	329	32	408	38	320	9	533	32	570	30
Miscellaneous	3,339	807	3,689	897	4,436	1,102	5,574	737	3,683	580	3,542	736
TOTAL	12,111	4,122	12,904	3,605	13,167	4,185	14,650	2,720	9,818	2,075	12,326	2,584
	16,233		16,509		17,352		17,370		11,893		14,910	

APPENDIX A

SUMMARY OF LAND ALIENATIONS, RESERVATION, ETC., IN TOWNSHIPS AND MUNICIPALITIES

PURPOSE	NUMBER OF PLOTS										MISCELLANEOUS (i.e. Smaller Townships, etc., not covered by main headings and too numerous to list individually.)						
	Nairobi	Mombasa	Nakuru	Eldoret	Kisumu	Kitale	Nyeri	Nanyuki	Thika	Thomson's Falls	African Lands	Central Province	R.V.P.	Nyanza Province	Coast Province	Northern Fr. Prov.	Total
	Industrial, Including Garage, Workshops and Petrol Station ..	5	1	—	—	2	—	9	—	1	—	7	1	2	1	2	1	32
Business, including Business and Residential	40	39	4	—	4	1	12	1	—	1	99	2	5	2	—	4	214
Cinema	—	—	—	—	—	—	1	—	—	—	—	—	—	—	—	—	1
Residential	62	13	17	6	88	1	1	—	—	2	9	—	5	—	—	—	204
Religious, Charitable and Educational	10	5	1	1	3	1	1	1	—	—	6	1	9	1	2	1	43
Extension of Leases and Exchanges	9	—	—	—	1	—	—	—	—	—	—	—	—	—	—	—	10
Special Purposes	4	—	1	—	3	—	—	2	1	—	—	—	2	—	—	—	13
Sports Purposes	2	1	—	—	—	1	—	2	—	—	—	—	1	—	—	—	7
Staff Housing	6	2	2	—	—	1	—	1	2	—	—	2	4	—	—	—	20
Posts and Telegraphs	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
E.A. Railways and Harbours	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
E.A. High Commission	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1
TOTAL	139	61	25	7	101	5	24	7	4	3	121	6	28	4	4	6	545

