



REPUBLIC OF KENYA

29/536

LANDS DEPARTMENT

ANNUAL REPORT

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1964

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**LANDS DEPARTMENT
ANNUAL REPORT
1964**

I—REVIEW OF THE YEAR

The year 1964 ranks with 1963 as one of the most important in the history of the Lands Department. The year saw the country achieve Republican status and other important changes to the Constitution which were of major importance to the Lands Department.

2. Under the Constitution of Kenya (Amendment) Act, 1964, all lands and interests in lands vested in the regions were re-vested in the Government on the 22nd October 1964. Although close and cordial relations had been maintained with the regions, the re-vesting of land was a welcome alteration which will assist in maintaining uniformity of land administration throughout the country. During the year, the Commissioner of Lands continued to act as agent for all regions and county councils in respect of land vested in them, in addition to his statutory duties.

3. One of the more important tasks undertaken by the Lands Department during the year was the transfer of title in respect of military installations from the British Government to the Government of Kenya. This involved the transfer of such important installations as Templer Barracks at Kahawa, Eastleigh Aerodrome, Giftard Barracks, Lanet, and others. The transfer of the titles to these properties took place smoothly with the co-operation of the British High Commissioner, and at the end of the year only a very few titles remained to be transferred and those were pending completion of some minor negotiations with the British Government.

4. More interest was shown in land, particularly by overseas investors, and grants of land were made for several important development projects in Nairobi, Thika and Kisumu. Compared with 1963, the number of plots leased in urban areas declined. This was expected because during 1963 a large number of leases were issued to statutory bodies such as the East African Railways and Harbours Administration and the East African Common Services Organization, to give them a recognized title to the land which they had previously held on a letter of reservation.

5. Rent receipts were well maintained at £411,028 against £407,466 for 1963, and stand premia in respect of town plots and farms of £54,368 and £13,604 respectively, was collected. Revenue from stamp duty increased from £603,129 to £734,000, and there was also an increase in revenue from conveyancing and registration fees. One encouraging feature of the year was the increase from £4,800 in 1963 to £20,624 in 1964, in conveyancing and registration fees collected in district registries, which in the main deal with land which has been registered as a result of land consolidation. Officers of the Department continued to keep in close touch with the officers of regions and county councils and carried out numerous *safaris* to the regions and county councils concerned to assist these bodies in the administration of their land.

6. The Registered Land Act continued to be applied to areas which had been purchased and subdivided under the Government's Re-Settlement Scheme, and it was also applied to certain parts of Mombasa Island. The rate of application of the Act, which will in due course be applied to the whole country, was, however, much slower than might have been hoped, through lack of necessary qualified staff to transfer existing titles to the Act and to open up new district registries.

21.10.64	..	..	L. M. De Sousa, Assistant Land Officer
1.2.64	..	..	P. M. Thumi, Assistant Land Officer
1.7.64	..	..	G. J. Okello-Mukadi, Assistant Land Officer
1.7.64	..	..	T. S. Kundhi, Assistant Land Officer
1.1.64	..	..	C. M. Pandya, Assistant Valuer
1.5.64	..	..	W. H. Kiptoo, Assistant Land Registrar
1.7.64	..	..	F. N. N. Mathenge, Junior Land Assistant
1.7.64	..	..	S. K. Maina, Junior Land Assistant
1.7.64	..	..	W. S. N. Wanjufu, Junior Land Assistant
1.5.64	..	..	R. O. Pamba, Office Superintendent
1.5.64	..	..	Y. N. Wanjera, Office Assistant
1.10.64	..	..	F. Abduhussain, Valuation Assistant
20.12.64	..	..	H. Mgalla, Recorder of Titles
17.12.64	..	..	Miss S. G. Gathoni, Pool Stenographer

II—PROMOTIONS

9. In accordance with the declared policy of the Government to Africanize the posts of expatriate officers, departmental training was pursued as vigorously as possible with the reduced number of experienced officers available. The Departmental Training Course, which had been mounted, continued to yield good results and the trainees showed considerable enthusiasm and aptitude. As will be seen from Section II of this Report, "Staff Promotions", many Africans were promoted, and an experienced African Administrative Officer was appointed as Recorder of Titles, one of the senior posts of the Department. As was to be expected with the continued departure of expatriate staff and the emphasis on training, the officers of the Department had an extremely busy year but all responded well to the additional duties placed upon them and the newly recruited or promoted officers met the challenge of the circumstances and the standard of efficiency maintained by the Department during the year under review was a credit to all concerned.

8. Boundary surveys having, where necessary, been completed, the titles of 297 agricultural holdings were converted from 99-year leases to 999-year leases and, again, the number would have been greater but for the number of farmers who had previously applied for conversion, selling their farms to the Central Land Board for settlement purposes. The pace of settlement by the Central Land Board was maintained and 245,015 acres were purchased and the leases surrendered. In addition, one of the features of the year was the number of mixed farms purchased by Africans either individually, in partnership, or as co-operatives. From Europeans, which resulted in the transfer of a large acreage in the former Scheduled Areas to African ownership. Many new towns were planned in the Settlement Areas and very many plots surveyed, but the alienation of plots and the development of these townships was disappointing. Illegal squatting on land both up-country and at the Coast presented an embarrassing complication to the administration of land during the year. The question of land usage at the Coast was, with its many complications arising from various factors, kept under constant review and decisions were taken which, if implemented, should have a beneficial effect on the Coast Province.

7. The system of control of transactions in agricultural land which was consolidated into one system in 1963, continued satisfactorily, and only seven appeals were submitted to the Appeals Tribunal.

The Constitution of Kenya (Amendment) Act, 1964, which amended the Constitution to establish the Republic of Kenya confirmed that all estates, interests and rights in or over land previously granted or recognized had been validly created, granted or recognized. Also that any unadjudicated claim to land made under the Land Titles Act should be deemed to have continued unabated, subject to adjudication in accordance with the Act.

All land which had been vested in the regions by operation of the Constitution introduced at the time of Internal Self-Government (June 1963) was reverted in the Government of Kenya with effect from the 22nd October 1964. All estates, interests or rights in or over land, including minerals, mineral oils and water that immediately before 12th December 1964, were situated in any part of Kenya and were vested in, or in Her Majesty, or the Governor-General in right of, the Government of Kenya, or in a region, were deemed to have vested on the 12th December 1964, in the Government of Kenya.

As a result of the Constitution and subsequent amendments, numerous consequential amendments to existing Acts were made necessary and during the year the Department was engaged on drafting appropriate amendments for consideration by the Law Officers. The Statute Law (Miscellaneous Provisions) Act, 1964, made very minor amendments to the Land Perpetual Succession Act and the Registered Land Act.

The Rating Act, 1964, was enacted to bring the present law on valuation and rating of land into conformity with the Constitution and—

(a) made separate provision for the rating of land and buildings in the Nairobi area;

(b) amended the existing Rating Act (Cap. 266) to enable the valuation provisions applied by a law made by Parliament to the Nairobi area to land and buildings in any part of Kenya.

The Act further provides for the exemption from property rates on land in the Nairobi area used for religious, charitable and educational purposes and, further, made amendments to the Rating Act, now known as the Valuation for Rating Act, and provided, inter alia, for the exemption from valuation of any land in Kenya used for religious, charitable or educational purposes.

IV—BOARDS AND COMMITTEES

(i) Central Authority

The Central Authority met on three occasions during 1964 and considered 50 applications concerning non-agricultural subdivisions, including the establishment of farm shops. Out of these, 29 were approved, 6 were refused and 15 were outstanding at the end of the year pending comments from the various consulting authorities and/or additional information from the applicants. Four applications were eventually cancelled after having been finalized.

(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 subdivisional schemes affecting agricultural land, out of which 34 were approved, 2 refused and 4 were pending at the end of the year under review;

(b) 1,460 applications for dealings with land, made up as follows:—

Sales	859
Leases	236
Gifts	15
Sales/Allotment of Shares	127
Mortgages and Charges	162
Cancelled transactions	61

Out of the total, 1,316 were approved, 8 refused and 75 were awaiting meetings of the Divisional Boards concerned in the new year.

The 127 transactions regarding transfer or allotment of shares in private companies owning agricultural land involved 4,673,397 shares representing a total consideration of Sh. 64,359,821/66.

(iii) Appeals Tribunal

During the year, seven appeals against refusals by Divisional Boards were submitted to the Tribunal. The Appeals Tribunal met twice during 1964 and upheld three of the appeals and dismissed one. Two appeals were voluntarily withdrawn and one was pending a hearing, having been lodged late in December.

(iv) Crown Estates Development Committee

The Crown 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 local authorities. The Committee also approved the provision of certain funds for a preliminary survey necessary in view of the suggested extensions of the Nakuru and Eldoret rail-served industrial areas.

V—ANALYSIS OF AREAS: KENYA: UP TO 31st DECEMBER 1964
Land Classification

Area	Category	(Sq. Miles)
51,568	Trust Land and Private (Freehold Land) which was formerly Trust Land (including 2,477 sq. miles of Game Reserves)	.. .. .
6,539	National Forests	.. .. .
517	Urban Areas	.. .. .
473	Government Reserves (Agricultural, Veterinary and Railway, etc.)	.. .. .
10,677	Alienated Land	.. .. .
2,214	Private (Freehold) Land which was not formerly Trust Land, including Smallholder Schemes	.. .. .
9,328	National Parks and Reserves	.. .. .
120,745	Unalienated Land in the former Northern Province	.. .. .
17,727	Other Unalienated Land	.. .. .
5,172	Open Water	.. .. .
224,960	TOTAL AREA OF KENYA	.. .. .

VI—LAND ALIENATION

(a) Municipalities and Townships

New plots were allocated as follows, the 1963 figures being given for comparison:—

Government and Regional Land	1963	1964
.. .. .	424	283
Special Areas (Trust Land)	121	98

Among the plots alienated in Nairobi were several connected with the proposed development in City Square, Nairobi. These included the sites for a luxury hotel estimated to cost approximately £½ million and an important complex of shops, offices, showrooms and flats to cost approximately £2½ million. Two other plots, one at Kisumu and one at Thika, were alienated for important textile plants in those towns. The alienations are summarized in Appendix "A".

(b) Agricultural Land

A total of 59,891 acres of agricultural and grazing land was alienated during the year. The greater proportion of this land was alienated to the National Parks of Kenya and the Agricultural Settlement Fund Trustees 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) Settlement Schemes

During the year, 338 estates totalling 245,015 acres, or 382 square miles, were acquired for the Central Land Board and many others were in the process of negotiation at the end of the year, including 166 farms in the Ol Kalou Salient. Orders under the Registered Land Act were made in respect of 338 estates in order to facilitate the registration of the settlement holdings.

A total of 5,063 Letters of Allotment and associated legal charges were received and recorded making a total of 16,543 since the commencement of settlement. Unfortunately, no titles have yet been issued to individual settlers owing to the lack of completion of demarcation of boundaries in the individual schemes.

Twenty-three new townships were planned in Settlement Areas and plots were surveyed in 15 townships. Plots in 12 settlement townships were advertised and 21 business, 15 religious, 3 educational and 246 residential plots were allocated in these townships.

VII—LAND TITLES REGISTRY

The main items of interest in the Registry during the year were the registration of the large numbers of documents presented at the Nairobi and the district registries, the increase in stamp duty collection, progress with the application of the Registered Land Act, 1963, and staff problems. During the year, Mr. R. E. Lockyer, an experienced Registrar of Titles who had specialized in the more complicated stamp duty assessments, left the Department on retirement leave.

(i) Revenue

The stamp duty, registration and conveyancing fees collected amounted to £783,110 as compared with £640,162 in 1963, an increase of £142,948.

The principal sums collected for stamp duty were:—

£	128,011	(i) Cheques
£	264,657	(ii) Conveyances
£	79,863	(iii) Revenue Stamps
£	61,187	(iv) Bills of Exchange and Promissory Notes
£	34,741	(v) Mortgages
£	51,697	(vi) Share Transfers
£	81,461	(vii) Share Capital
£	12,663	(viii) Leases
£	7,043	(ix) Insurance Policies
£	7,281	(x) Agreements—mainly concerning the sales of business

The duty collected represents:—

£	13,232,850	(i) Transfer of Land to the value of approximately
£	10,339,400	(ii) Transfer of Shares to the value of approximately
£	16,292,200	(iii) Newly created Company Share Capital of approximately

Revenue collections showed an improvement over 1963 and there are indications that they may be maintained in 1965.

The allowance for spoil and misused stamps amounted to £24,189. The duty collected in the years 1959/1964 is classified in Schedule I hereto, and the total revenue from all sources in Schedule II.

(ii) Conveyancing

(a) 1,299 documents were prepared and completed during the year as compared with 1,620 in 1963. Conveyancing fees amounted to £20,083 as compared with £13,462 in 1963. Over one-third of the documents were prepared free on Government account.

(b) 168 Certificates of Title, arising from subdivisional transfers, were prepared as compared with 131 in 1963.

(iii) Registration

The number of documents registered during the year was 15,511 as compared with 14,910 in 1963 and shows a slight increase of 610 documents. Registration fees amounted to £29,027 as compared with £23,571 in 1963. 648 certified and uncertified copies were supplied as compared with 731 in 1963.

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

(iv) Franking Machines

These machines continued to be used but only one new machine was licensed during the year. Indications are that the initial demand for the use of these machines has now been satisfied and new licenses will not be issued at the same rate as had earlier been expected.

(v) Staff

Considerable difficulty has been experienced in attracting legally qualified Africans to fill the vacancies in the Registrar of Titles cadre. The Deputy Chief Land Registrar's post remained vacant throughout the year which resulted in a

<i>Date of approval</i>	<i>Locality</i>	<i>Approved by</i>
24.1.64	Moiben T.C. Development Plan No. 3	Commissioner of Lands
30.1.64	Nyeri Part Development Plan No. 44	Commissioner of Lands
30.1.64	Machakos Part Development Plan No. 35	Commissioner of Lands
7.2.64	Pasonga Settlement Scheme (Block 213)	Commissioner of Lands
11.2.64	Fort Hall Part Development No. 49	Commissioner of Lands
12.2.64	Nairobi Kileleshwa Area Part Development Plan No. 95	Commissioner of Lands
17.2.64	Homa Bay Part Development Plan No. 18	Commissioner of Lands
19.2.64	Kikuyu Development Plan No. 16	Commissioner of Lands
20.2.64	Fort Hall Part Development Plan No. 50	Commissioner of Lands
26.2.64	Kendu Bay Part Development Plan No. 5	Commissioner of Lands
2.3.64	Fort Hall Part Development Plan No. 51	Commissioner of Lands
2.3.64	Fort Hall Whole Development Plan No. 52	Commissioner of Lands
5.3.64	Emali Part Development Plan No. 1	Commissioner of Lands
6.3.64	Heni T.S. Karati Settlement Scheme	Commissioner of Lands
7.3.64	Athi River Part Development Plan No. 21	Commissioner of Lands

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

VIII—DEVELOPMENT PLANS

During the year investigation of 17 blocks in Mombasa Island has been completed, and the Act has been applied to five blocks. Since the application of the Act, 46 Land Certificates and Certificates of Leases have been issued.

(viii) The Registered Land Act

The total conveyancing and registration fees collected during the year was £20,624 against £4,800 collected during 1963. Schedule IV hereto.

The number of documents registered during the year are classified in the number of titles registered was apparent at Kakamega and Meru. A new Assistant Registrar, Mr. J. Kimireng, was employed and posted to Meru, where he is settling down well.

(vii) District Registries

No new registry was opened during the year but a very significant increase in the number of titles registered was apparent at Kakamega and Meru. A new Assistant Registrar, Mr. J. Kimireng, was employed and posted to Meru, where he is settling down well.

(vi) Settlement Schemes

The work of purchasing farms for settlement continued throughout the year and kept one Registrar fully occupied. However, the target of providing registered title for each plot in the scheme seems as far away as ever.

serious lack of supervision of the district registries and the staff employed therein. Despite a keen desire to implement the Africanization programme, the inability to find suitably qualified applicants has resulted in no progress in the Africanization of the senior posts in the Nairobi Registry.

<i>Date of approval</i>	<i>Locality</i>	<i>Approved by</i>
7.3.64	Bungoma Part Development Plan No. 11	Commissioner of Lands
7.3.64	Sagana T.C. Part Development Plan No. 2	Commissioner of Lands
9.3.64	Nairobi South Area Development Plan No. 227	Commissioner of Lands
10.4.64	Tulaga Township Development Plan A and B	Commissioner of Lands
27.4.64	Wanjohi Township Block No. 227	Commissioner of Lands
12.5.64	Oi Joro Orok Part Development Plan No. 6	Commissioner of Lands
21.5.64	Nairobi Part Development Plan No. 228	Commissioner of Lands
21.5.64	Kisii Part Development Plan No. 27	Commissioner of Lands
21.5.64	Kisii Part Development Plan No. 28	Commissioner of Lands
26.5.64	Kisumu Part Development Plan No. 130	Commissioner of Lands
6.6.64	Njoro Township Part Development Plan No. 24	Commissioner of Lands
8.6.64	Mua Hills T.C. Part Development Block 289	Commissioner of Lands
8.6.64	Mua Hills T.C. Development Plan Block 289	Commissioner of Lands
23.6.64	Observation Hill Block 272	Commissioner of Lands
1.7.64	Karatina Part Development Plan No. 13	Commissioner of Lands
1.7.64	Busia Part Development Plan No. 3	Commissioner of Lands
11.7.64	Nairobi-Langata Development Plan No. 29	Commissioner of Lands
15.7.64	Homa Bay Part Development Plan No. 19	Commissioner of Lands
17.7.64	Eldoret Part Development Plan No. 17	Commissioner of Lands
21.7.64	Ruiru Part Development Plan No. 23	Commissioner of Lands
23.7.64	Ruiru Part Development Plan No. 22	Commissioner of Lands
23.7.64	Kilifi Part Development Plan No. 5	Commissioner of Lands
25.7.64	Kisumu Part Development Plan No. 131	Commissioner of Lands
8.8.64	Kericho Whole Development Plan No. 40	Commissioner of Lands
11.8.64	Kiganjo Part Development Plan No. 6	Commissioner of Lands
13.8.64	Karatina Part Development Plan No. 14	Commissioner of Lands
13.8.64	Karatina Part Development Plan No. 15	Commissioner of Lands
2.9.64	Meru Part Development Plan No. 19	Commissioner of Lands
10.9.64	Mweiga Part Development Plan No. 3	Commissioner of Lands
21.9.64	Mautuma Township Development Plan Block 22	Commissioner of Lands
28.9.64	Karatina Part Development Plan No. 16	Commissioner of Lands

Valuations in connexion with the management of Government land and, in fact, in all other sectors, increased in volume over 1963, involving 835 valuations, an increase of 300 over the year 1963. Two new valuers were appointed during the year which enabled work to be completed which would otherwise have been

IX—VALUATION

<i>Date of approval</i>	<i>Locality</i>	<i>Approved by</i>
2.10.64	Kendu Bay Part Development Plan No. 6	Commissioner of Lands
6.10.64	Busia Part Development Plan No. 4	Commissioner of Lands
17.10.64	Nairobi Part Development Plan No. 96	Commissioner of Lands
17.10.64	Thomson's Falls Part Development Plan	Commissioner of Lands
26.10.64	Thika Part Development Plan No. 73	Commissioner of Lands
31.10.64	Thika Part Development Plan No. 72	Commissioner of Lands
3.11.64	South Kinangop Mungunu Development Plan Block 260	Commissioner of Lands
3.11.64	Nandi Hills Part Development Plan No. 11	Commissioner of Lands
3.11.64	Kiriko Township Development Plan Block 230	Commissioner of Lands
4.11.64	Mukeo Township Njabini Development Plan Block 259	Commissioner of Lands
12.11.64	Homa Bay Part Development Plan No. 21	Commissioner of Lands
13.11.64	Sagana Part Development Plan No. 3	Commissioner of Lands
20.11.64	Homa Bay Part Development Plan No. 20	Commissioner of Lands
21.11.64	Embu Part Development Plan No. 25	Commissioner of Lands
24.11.64	Meru Part Development Plan No. 20	Commissioner of Lands
26.11.64	Kisumu Part Development Plan No. 132	Commissioner of Lands
3.12.64	Embu Part Development Plan No. 26	Commissioner of Lands
9.12.64	Nakuru Part Development Plan No. 96	Commissioner of Lands
10.12.64	Kisumu Part Development Plan No. 133	Commissioner of Lands
18.12.64	Kitui (General) Part Development Plan No. 29	Commissioner of Lands
22.12.64	Meru Part Development Plan No. 21	Commissioner of Lands
22.12.64	Meru Part Development Plan No. 22	Commissioner of Lands
23.12.64	Embu Part Development Plan No. 27	Commissioner of Lands
24.12.64	Embakasi Part Development Plan No. 2	Commissioner of Lands
30.12.64	Homa Bay T.C. Part Development Plan No. 22	Commissioner of Lands
31.12.64	Kakamega Part Development Plan No. 28	Commissioner of Lands

impossible. The service of valuers to local authorities continued and a valuation roll was completed for the Nyandarua County Council during the year. Supplementary valuation rolls were prepared for the County Councils of Laikipia, Meru, Nyeri, Masaku, Kiambu, Sirikwa, Kisumu, Central Rift and Kipsigis and the Municipal Urban Councils of Kisumu, Eldoret, Kitale, Thika, Malindi, Mamburui, Masaku, Karatina and Kakamega.

147 valuations were dealt with for stamp duty purposes in respect of property valued at slightly over £680,000, and agreed increases amounted to £110,000. As was to be expected, the volume of estate duty valuations increased considerably over 1963 when it was first reintroduced, and amounted to 209 cases of a total value of approximately £1 million, which resulted in agreed increases amounting to £40,000.

X—REORDER OF TITLES

The overseas leave of the Recorder of Titles coincided with a run-down of staff resulting from the decision, which has since been cancelled, to abolish the posts of the Recorder of Titles and his staff. Accordingly, on the Recorder's return from leave, in view of the Government's decision to complete the task of adjudication at the Coast, recruitment of suitable staff took place, but it was not until the middle of October that two of the main vacancies were filled.

Adjudication in the Mamburui District was recommenced during October and 12 cases were heard, and 12 judgments in respect of cases heard during 1963 were delivered. Judgments in respect of the 12 claims heard in October were delivered during November and resulted in five petitions of appeal being lodged with the Supreme Court against the judgments delivered by the Recorder.

During November and December, 16 Certificates of Ownership were issued in respect of plots in the Malindi District, which had been held up because of various problems and disputes which had first to be settled. Fifteen outstanding Certificates of Ownership, which had previously been registered, were delivered in the Malindi District during the month of December. In preparation for the commencement of adjudication in the Lamu District, considerable office work took place in respect of some 700 Cause files so as to facilitate the work of the Recorder in Lamu, which it is anticipated will commence towards the end of 1965.

Mr. J. D. Hunter, the Recorder of Titles, retired under the General Compensation Scheme for expatriate officers and Mr. Hassan Mgalla was appointed on the 20th December 1964, as Recorder, and entered vigorously into his duties.

XI—SUBDIVISIONS OF LAND

The previous year's increase in subdivisions of urban and peri-urban land was not maintained and 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.

	Urban		Agricultural	
	Schemes	Plots	Schemes	Plots
1964	26	70	26	18
1963	28	74	26	18
1962	9	22	38	120

REVENUE STATISTICS

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

SCHEDULE I—STAMP DUTIES

Class of Instrument	1959	1960	1961	1962	1963	1964
CHEQUES— Nairobi Nairobi Mombasa	126,938	131,091	125,940	114,206	129,034	128,011
REVENUE STAMPS— Nairobi Nairobi Mombasa	87,991	93,837	82,290	85,087	91,575	79,863
CONVANCING— Nairobi Nairobi Mombasa	145,389	166,040	94,355	99,719	139,879	241,210
MORTGAGES— Nairobi Nairobi Mombasa	42,105	36,186	24,348	38,597	37,822	29,416
BILLS OF EXCHANGE— Nairobi Nairobi Mombasa Post Office	27,453	32,662	25,914	45,974	18,596	18,847
	21,298	20,326	15,583	18,757	21,580	19,171
	35,361	37,001	25,937	28,747	40,376	23,169
LEASES— Nairobi Nairobi Mombasa	9,821	8,404	22,056	15,685	12,312	11,852
	1,372	1,095	716	615	843	811
POWERS OF ATTORNEY— Nairobi Nairobi Mombasa	543	543	544	1,148	896	856
	256	346	324	366	363	484
COMPANIES— (1) Share Capital: Nairobi Nairobi Mombasa	37,433	33,480	24,372	47,894	36,321	78,690
	2,592	3,226	1,454	1,099	1,524	2,771
	40,025	36,706	25,826	48,993	37,845	81,461
	799	889	868	1,514	1,259	1,340
	11,193	9,499	22,772	16,300	13,155	12,663
	84,112	89,989	67,434	93,478	80,552	61,187
	45,753	40,790	27,963	42,354	41,076	34,741
	166,669	196,116	113,789	116,015	157,273	264,657
	166,669	196,116	113,789	116,015	157,273	264,657
	£	£	£	£	£	£

SCHEDULE I—STAMP DUTIES—(Contd.)

Class of Instrument	1959	1960	1961	1962	1963	1964
(2) Memorandum and Articles of Association:						
Nairobi	1,551	1,339	1,219	1,487	1,628	1,485
Mombasa	90	131	121	96	182	193
	1,641	1,470	1,340	1,583	1,810	1,678
(3) Share Transfers:						
Nairobi	23,948	25,211	24,691	26,256	28,970	39,984
Mombasa	1,017	6,497	2,307	2,190	2,709	11,713
	24,965	31,708	26,998	28,446	31,679	51,697
AGREEMENTS—						
Nairobi	8,067	4,838	7,158	6,879	4,637	6,850
Mombasa	348	236	275	232	281	431
	8,415	5,074	7,433	7,111	4,918	7,281
PARTNERSHIPS—						
Nairobi	507	211	218	370	388	393
Mombasa	469	33	245	41	164	87
	976	244	463	411	552	480
INSURANCE POLICIES—						
Nairobi	9,780	9,399	9,038	7,543	5,598	4,511
Mombasa	3,976	2,968	2,043	2,265	2,563	2,532
	13,756	12,367	11,081	9,808	8,161	7,043
TRUSTS—						
Nairobi	1,058	1,517	709	5,513	1,567	1,118
Mombasa	459	92	77	47	864	31
	1,517	1,609	786	5,560	2,431	1,149
MISCELLANEOUS—						
Nairobi	3,216	7,981	3,225	1,064	1,453	219
Mombasa	423	564	445	320	356	530
	3,639	8,545	3,670	1,384	1,809	749
TOTAL	618,389	659,934	518,656	572,250	603,129	734,000

SCHEDULE II—REVENUE COLLECTIONS

Class of Instrument	1959	1960	1961	1962	1963	1964
CONVEYANCING FEES—						
Nairobi	10,635	10,403	6,565	7,595	13,325	19,983
Mombasa	262	233	137	85	137	100
TOTAL	10,897	10,636	6,702	7,680	13,462	20,083
STAMP DUTIES—						
Nairobi	525,800	552,739	446,077	497,422	510,676	643,305
Mombasa	57,228	70,194	46,642	46,081	52,007	67,526
Post Office	35,361	37,001	25,937	28,747	40,376	23,169
TOTAL	618,389	659,934	518,656	572,250	603,129	734,000
REGISTRATION FEES—						
Nairobi	14,857	14,718	17,142	15,201	20,114	25,658
Mombasa	3,927	3,709	3,694	2,938	3,459	3,459
TOTAL	18,784	18,427	20,836	18,139	23,571	29,027

SCHEDULE III
DOCUMENTS REGISTERED UNDER THE REGISTRATION OF TITLES ACT, LAND TITLES, CROWN LANDS ACT
AND REGISTRATION OF DOCUMENTS ACT

CLASS OF INSTRUMENT	1959		1960		1961		1962		1963		1964	
	Nairobi	Mom-basa	Nairobi	Mom-basa	Nairobi	Mom-basa	Nairobi	Mom-basa	Nairobi	Mom-basa	Nairobi	Mom-basa
LAND												
Grants	731	39	806	39	652	35	520	30	505	19	648	17
Certificates of Title ..	287	359	216	600	81	182	237	97	73	58	78	90
Transfers	2,048	972	1,670	1,067	1,110	699	1,395	593	2,321	909	2,903	840
Mortgages	2,198	511	1,651	328	1,461	281	788	151	1,533	184	1,567	167
Discharge of Mortgages ..	965	347	946	283	610	208	751	155	1,309	234	1,518	182
Equitable Mortgages..	1,072	109	1,442	231	3,058	160	587	89	723	85	950	92
Discharge of Equitable Mortgages ..	928	62	757	117	1,089	127	679	95	998	112	1,119	82
Powers of Attorney ..	352	188	404	188	387	107	374	107	468	90	561	124
Caveats	305	89	431	192	308	175	271	146	284	127	193	188
Surrenders	329	82	408	38	320	9	533	32	570	30	419	10
Miscellaneous	3,689	897	4,436	1,102	5,574	737	3,683	580	3,542	736	3,153	610
TOTAL	12,904	3,605	13,167	4,185	14,650	2,720	9,818	2,075	12,326	2,584	13,109	2,402
	16,509		17,352		17,370		11,893		14,910		15,511	

SCHEDULE IV—DOCUMENTS REGISTERED IN 1964 UNDER THE REGISTERED LAND ACT

	Transfers	Leases	Charges	Successions	Certificates of Title	Discharges	Miscellaneous	Total
Nyeri Registry ..	597	13	399	56	2,137	138	30	3,370
Eldoret Registry ..	42	—	53	—	347	12	1	455
Kiambu Registry ..	2,248	47	809	112	4,370	485	322	8,393
Bungoma Registry ..	59	—	5	—	123	—	6	193
Kisumu Registry ..	—	—	—	—	53	—	—	53
Fort Hall Registry ..	376	3	571	18	2,316	123	87	3,494
Mombasa Registry ..	4	—	—	—	38	—	—	42
Meru Registry ..	36	—	10	2	773	—	52	873
Embu Registry ..	330	7	359	21	1,606	121	293	2,737
Kakamega Registry ..	7	—	—	—	325	—	38	370
TOTAL ..	3,699	70	2,206	209	12,088	879	829	19,980

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

PURPOSE	NUMBER OF PLOTS										Total					
	Nairobi	Mombasa	Nakuru	Eldoret	Kisumu	Kitale	Nyeri	Nanyuki	Thomson's Falls	African Lands		MISCELLANEOUS (i.e. Smaller Townships, etc., not covered by main headings)				
Industrial, including Garages, Workshops and Petrol Stations	4	1	—	—	1	—	5	—	—	6	5	—	—	—	27	
Business, including Business and Residential	21	—	—	—	1	—	1	—	—	39	—	2	—	—	80	
Cinema	—	—	—	—	—	—	—	—	—	1	—	3	—	—	1	
Residential	41	1	10	2	42	1	—	1	2	22	—	4	3	—	129	
Religious, Charitable and Educational	4	—	7	—	2	—	2	1	1	19	3	4	3	1	47	
Extensions of Leases and Exchanges	35	—	—	—	—	—	1	—	—	6	8	3	—	—	43	
Special Purposes	1	—	—	—	1	—	—	—	—	—	—	—	—	—	26	
Sports Purposes	—	1	—	—	—	—	3	—	—	—	—	—	—	—	6	
Staff Housing	—	—	—	—	—	—	1	—	—	—	2	—	—	—	19	
Posts and Telegraphs	1	—	—	—	—	—	—	—	—	—	—	—	—	—	1	
E.A.R. & H.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
E.A. High Commission	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	
Government	1	—	—	—	—	—	—	—	—	—	—	—	—	—	1	
TOTAL	116	4	19	3	49	1	13	5	4	98	18	24	24	3	—	380





