

CHAPTER IV
BUYERS AND SUBDIVIDERS

The demand for subdivision is in fact the demand for land. This is related to population pressure and naturally varies with the different States.

TABLE XXII
TOTAL AREA SUBDIVIDED AND
DENSITY PER SQUARE MILE

States	Total Area Subdivided	Density of Population per sq. mile*	
		A.	R. P.
Penang	16,794. 1. 5		1,396.72
Johore	13,485. 1. 00		131.83
Malacca	7,977. 2. 9		493.98
Negri Sembilan	3,643. 1. 35		140.73
Perak	1,368. 1. 13		155.16
Pahang	414. 2. 19		21.85

SOURCE: Density per sq.mile - F.M.: Report of the Land Administration Commission (1958).

NOTE: The figures for Perak and Pahang are for 2 districts and 1 district respectively.

* As on 30th June, 1956.

Comparing the density per square mile and the total area subdivided, we note that, where the density is higher, a larger area is involved. In this respect the case of Penang is worth noting. Province Wellesley has a population of 233,168 whereas

the total area of the region is 189,264 acres. Of this, 2,368 acres and 1,984 acres make up the forest reserve and crown land. No new land is available for alienation, subdivision therefore fills this need, for with a growing density of population holdings acquire a transferable value and become commercialised.

That there is a shortage of land in some parts of the Federation is indicated by the demand for 30,000 acres of land in Penang and the 15,000 applications for rubber land received by Kedah.¹ A somewhat artificial shortage has been caused by the delay in dealing with applications for land.² The existence of extensive Malay Reservation causes shortages for Non-Malays.³

The demand also comes from squatters who have been resettled in the new villages, where there is not enough land to keep them contented. However, with the improvement in the 'Emergency' situation, restrictions on movement are lifted and this creates a desire for land ownership by farmers and squatters.

Given the cultural framework of an under-developed economy, investment in land is preferred to buying of securities or of holding savings in the form of cash. Moreover, rubber gives the best economic returns at present prices.

-
1. Federation of Malaya, Report of the Working Committee to consider the Development of new Areas for land settlement, (Kuala Lumpur: At the Government Press, 1956), paragraphs 14-18.
 2. For arrears in the title position, see Federation of Malaya, Report of the Land Administration Commission, (Kuala Lumpur: At the Government Press, 1958) paragraph 84.
 3. CLFM. 65/57 Report on Subdivision and Fragmentation of Estates.

TABLE XXXIII
BUYERS AND SUBDIVIDERS BY RACE

States	M	I	Ch.	O.	Total
Johore	8	8	799	4	819
Malacca	-	2	150	-	152
Negri Sembilan	1	14	80	-	95
Perak	-	2	60	-	62
Penang	1	3	68	1	73
Pahang	-	-	55	-	55
Total	10	29	1,212	5	1,256

Buyers and subdividers are predominantly Chinese, and taking the West Coast States only, this is only natural for the Chinese population is concentrated on the West Coast and in South Johore.¹ Only in Negri Sembilan do the Indians form a sizeable proportion. However, in contrast to the landowning tendencies of the Malay and the Chinese, the Indian is more the worker than a peasant in this country.

These persons come from diverse occupations but generally they are farmers, squatters, clerks, and estate labour. For the latter several examples can be quoted. Four instances occurred in Pahang. A group of tappers purchased a 120 acre estate of high yielding rubber²; tappers were members of a syndicate which paid

-
1. F.M., Report of the Land Administration Commission, para. 41. Cf. V. Purcell, The Chinese in Malaya, (London: Oxford University Press, 1948).
 2. Federation of Malaya: Monthly Report of the Labour & Machinery Department, September 1956.

\$800,000 for a 1,300 acre estate;¹ a 100 acre estate was purchased by 10 tappers and subdivided² as was also the Shanghai Para estate.³ Similarly, in Johore, 6 tappers bought and subdivided a 128 acre estate.⁴ It is alleged that of the 3,000 new small-holders in Perang about 300 are former employees.⁵ In Perak, the subdivision of Jong Landor and Tapah estates created a departure when it gave impetus to the formation of Malaya's first labour-owned company.⁶ Often, 2 or 3 families pool their resources or borrow money⁷ to purchase land.

Where subdivision is carried on by the owners themselves, the pieces are registered in the names of their families, or relatives, who are sometimes minors, for example, in Tanjong Sembrong, Johore Bahru, 3 minors were registered as owners of subdivided lots. Or in Tebrau, Johore Bahru, Joo Chiang estate (591 acres, 2 roots, 8 poles) was subdivided into 61 pieces, so as to give land to relatives. In Griseck, Muar, 199 acre estate was divided among beneficiaries.

-
1. Federation of Malaya: Monthly Report of the Labour & Machinery Department, July, 1957.
 2. Ibid, February 1957.
 3. Singapore Standard, 13/2/57.
 4. The Straits Times, 23/1/58.
 5. This figure does not correspond to that given in the table as subdivision is not complete. Only when new titles have been issued, then will the number of new buyers be known.
 6. Straits Times, 3/6/58.
 7. W. Fish, "Fragmentation" The Malayan Monthly (Nov. 1958), pp.7-8.

SUBDIVISION OF ESTATES IN PENANG
1956 - 1ST QUARTER OF 1959

Year	No.	Name of Estate and/or location	Acresage	No. of Subdivisions	Average Sizes of subdivisions			No. of Owners		
					A.	R.	P.	A.	R.	P.
					M	I	C	M	I	C
1956	1.	Poong Rubber Estates	8,640	-	390			22	0	25
	2.	Penang Rubber Estates	3,780	-	190	3	23	19	3	23
	3.	Batu Kawan Rubber Estates	2,136	-	182	11	2	38	1	8
	4.	Central Porak Rubber Estates	1,236	-	51			24	0	38
	5.	Lumas Rubber Estate	476	2	24	17		28	0	66
1957	6.	Prye Rubber Syndicate	290	-	10			29	0	00
	7.	Choong Lye Hock Estate	235	2	31	50		4	2	34
								1	9	44
	5	Subdivisions	16,268	2	24	830		19	2	16
	2	Subdivisions	525	2	31	60		8	3	2
1956	7	Subdivisions	16,794	1	5	890		18	3	13
1957								1	2	68
								1	72	

SOURCE: (a) Registry of Deeds, Penang.
(b) Subdivision files from the Land Offices, Butterworth, Nibong Tebal and Bukit Mertajam.

TABLE XXXV

SUBDIVISION IN THE BENTONG DISTRICT OF PAHANG
1956 - 1ST QUARTER OF 1959

Year	No.	Name of Estate and/or location	Acreage			No. of Subdivisions	Average Sizes of subdivisions			No. of Owners			
			A.	R.	P.		A.	R.	P.	M	I	C	O
1956	1.	The Overseas Industries Corporation Ltd., Bentong, Pahang.	113	2	20	13	8	2	38				
1958	2.	Amalgamated Rubber Estate Ltd. (H.K.)	300	3	39	39	7	2	35	41			14
			414	2	19	52	7	3	36	55			

SOURCE: Answers sent by the Collector of Land Revenue, Bentong.

TABLE 26:

53

SUBDIVISION OF ESTATES IN THE STATE OF JOHORE 1956 - 1st QUARTER 1959.

Name of estate &/or location	Acreage			No. of subdivisions	Average sizes of subdivisions			No. of owners		
	A	R	P			I	Ch			
1. Tg. Sembuong, Batu Pahat	292	1	20	31	8	1	9			29
2. Labis, Segamat	100	0	00	11	9	0	4			19
3. Tangkak, Muar	276	1	20	32	8	2	22			2
4. Tangkak, Muar	128	2	20	14	9	0	30			1
5. Tg. Sembuong, Yong Peng	132	2	20	19	6	3	37			19
6. Kluang, Kluang	159	3	10	2	79	3	25			1
7. Ayer Masin, Pontian	101	2	00	10	10	0	24			10
8. Sedenak R. Estate Ltd.	703	1	35	15	46	3	24			15
9. Kebun Bharu Estate	730	0	00	19	38	1	27			9
10. Bukoh Kasap, Segamat	201	3	20	30	6	2	32			2
11. Tangkak, Muar	150	3	00	15	10	0	8			1
12. Senai Kulai, J.B.	269	1	00	28	9	2	28			1
13. Serem, Muar	120	1	00	11	10	3	29			5
14. Tangkak, Muar	113	2	05	11	10	1	11			11
15. Senai Kulai, J.B.	170	1	00	17	10	0	02			17
16. Jemanteh, Segamat	214	0	10	22	9	2	37			22
17. Buloh Kasap, Segamat	151	0	30	2	75	2	15			8
18. Riesa Terjuau, Pontian	214	1	20	22	9	3	00			23
19. Serem, Muar	573	2	10	11	52	0	23			17
20. Tangkak, Muar	283	3	00	40	7	0	15			1
21. Sinsuk, Muar	199	0	30	8	24	3	24			8
22. Bekot, Segamat	107	3	00	12	8	5	23			12
23. Tebrau	591	2	08	61	9	2	32			7
24. Tebrau	241	1	00	30	6	0	07			2
25. Serem, Muar	100	1	30	10	10	0	07			2
26. Sg. Raya, Muar	107	0	10	11	9	2	37			7
27. Kesang, Muar	217	2	00	27	8	0	9			22
28. Pogoh, Segamat	104	1	00	12	8	2	30			1
29. Kluang, Kluang	106	3	30	12	8	3	26			14
30. Hup Bee Rubber Estate, Jalan Bakri, Muar	286	0	30	56	5	0	18			14
31. Kota Tinggi	713	1	00	9	79	1	00			2
32. Paboh, Kluang	105	3	30	15	7	0	10			15
33. Paboh, Kluang	120	2	37	24	5	0	5			12
34. Ayer Masin, Pontian	151	0	00	14	10	0	6			12
35. Kesang, Muar	159	3	30	30	5	1	2			1
36. Mengbisol (C.J.) R. Co. Ltd. Kluang	248	0	00	48	5	0	17			1
37. Pengkalan Bukit, Jerak, Muar	269	2	15	39	6	3	26			32
38. Simpang Kiri, Batu Pahat	155	0	20	3	51	2	39			3
39. Rengo Malay Estate, Kluang	584	1	00	57	10	1	00			57
40. Rengo Malay Estate, Kluang	1447	0	00	60	24	0	19			60
41. Tg. Sembuong, Yong Peng	125	1	30	16	7	3	14			15
42. George Lee R. Estates, Pulai, J.B.	452	1	10	47	9	2	20			9
43. Labis, Segamat	109	3	10	20	5	1	39			20

TABLE 26 (CONT'D.)

54

Name of estate &/or location	Acreage			No. of subdivisions	Average sizes of subdivisions			No. of owners			
	A	R	P					M	I	C	O
Tg. Sembawang, Yeng Peng	101	3	30	12	8	1	39	-	3	12	-
Tg. Sembawang, Yeng Peng	183	0	30	19	9	2	4	-	4	18	-
Semai Kulai, J.B.	185	2	00	20	9	1	4	-	1	12	-
Tg. Sembawang, Yeng Peng	100	2	10	20	5	0	5	-	1	28	-
Bengkibel (C.J.) R. E. Ltd.	K. 1600	2	20	188	8	2	2	-	3	188	-
Seng Lee Mining Co. Ltd.	105	2	10	6	17	2	15	-	1	6	-
Parit Java, Muar											
9 estates	2624	3	05	183	17	0	25	-	3	102	-
17 "	3810	0	13	341	11	0	28	-	4	144	-
14 "	4669	2	32	406	11	1	39	-	1	245	1
9 "	2383	2	30	348	6	3	16	-	-	308	3
19 "	13485	1	00	1248	10	3	09	-	8	8	4

Source: (1) Subdivision files, 1956-1959, from the Registry of Titles, Johore Bharu.

(2) Subdivision files from the Land Offices in Muar, Batu Pahat and Kluang.

TABLE 27:

SUBDIVISION OF ESTATES IN MALACCA, 1956 - 1st ye. 1959.

Name of Estate or location	Total Acreage A. R. P.	No. of subdivisions	Average sizes of subdivisions			No. of owners H. Ch. Other
			10.	2.	4.	
1. S. Baru III A.G.	105	1. 00	10	10.	2. 4.	1
2. S. Baru III A.G.	113		12	9.	1. 27.	1
3. Durian Tunggal, A.G.	229	0 13	24	9	2 6	1
4. Serkaw, J.	235	2 20	23	10	0 39	4
5. Kubcng H.	196	3 00	20	9	3 14	4
6. Rim J.	193	1 20	19	10	0 28	1
7. Tebong A.G.	179	3 20	18	9	3 39	1
8. Ayer Salak Est. Sg. Udang, M.	335	12 88	36	9	1 30	2
9. Rembia A.G.	188	1 13	19	9	3 26	1
10. Bukit Kajang R.E. Ltd. Bukit Lintang H.	108	3 10	11	9	3 23	6
11. Tg. Minyak	105	2 30	21	5	0 5	1
12. S. Baru III A.G.	159	1 30	8	9	3 29	1
13. Ayer Panas J.	476	1 30	39	12	0 27	7
14. Ayer Panas J.	325	1 97	34	9	2 11	2
15. Merlimau Pegeh Ltd. Ayer Panas E.	131	2 38	2	65	3 20	3
16. Rim J.	320	2 00	2	160	1 00	2
17. S.V. Peralta Kesang J.	210	1 00	15	14	0 4	1
18. Sg. Bharu Est. A. Panas H.	116	0 30	15	7	2 39	1
19. Tasoh Maning A.G.	121	3 33	17	7	0 28	1
20. Permeta R.E. Ltd. Senkan, J.	230	1 7	46	5	0 1	7
21. Bachap. A.G.	189	2 27	33	5	0 23	2
22. Bukit Senggeh J.	103	1 20	21	4	3 38	2
23. Bukit Lintang Estate	208	3 34	51	5	1 29	12
24. Bukit Lintang Estate J.	362	0 20	72	5	0 5	1
25. Selendar J.	110	2 26	23	4	3 10	1
25. Machap. A.G.	148	3 29	15	9	2 28	3
27. Tas. J.	232	1 20	23	10	0 17	12
28. Durian Tungah	146	1 17	31	4	3 21	6
29. Ayer Panas J.	106	3 35	12	8	3 26	4
30. Tebong R. E. Ltd. Kemung A.G.	307	3 25	29	10	2 19	6
31. L. Daris R. E.	100	1 20	20	5	0 3	9
32. Kesang J.	135	0 15	14	9	2 24	4
33. Ayer P'abas H.	348	2 00	17	20	2 00	3
34. Lond. R. E. Ltd. Ayer P'abas H.	468	0 35	20	23	1 26	3
35. United Malacca Estate						1
36. Durian Tunggal R. E. H.	119	0 35	25	4	2 37	12
37. Selendar J.	164	3 20	21	7	3 11	12
38. Meko. R. Plant Ltd. Pulau Sebang A. G.	199	3 20	21	9	2 3	12
39. Bukit Kajang R. E. Ltd. H.	117	3 30	23	5	0 20	9
40. Ayer Panas J.	121	1 15	24	4	0 9	7

TABLE 27 (CONT'D.)

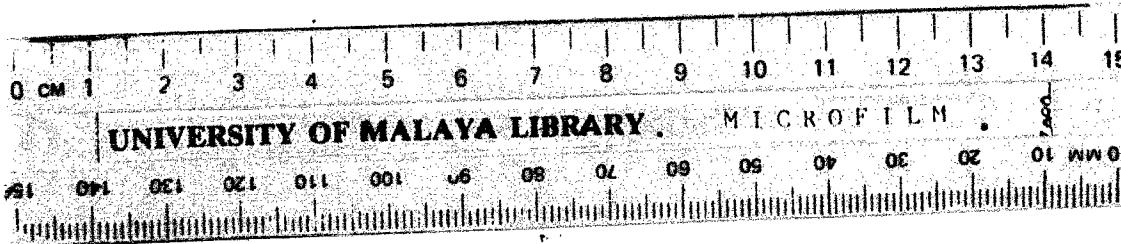
Name of Estate or Location	Total Acreage A. R. P.	No. of subdivisions	Average sizes of subdivisions	No. of owners			
				I	1	Ch	Other
13 estates	2627 0 16	260	10 0 17	-	1	30	-
10 "	2006 0 39	236	8 2 0	-	-	33	-
12 "	2620 3 25	296	8 3 17	-	3	56	-
5 "	723 1 00	114	6 1 15	-	-	31	-
40 " (Grand total)	7977 2 9	906	8 3 9	-	2	150	-

NOTE: I - Malacca District.

J - Jasin District.

AG - Aler Gajah District.

Source: Volumes (1956-1959) of Deeds of Surrender from the Registry of Deeds, Malacca.



No.	Name of Estate &/or location	Acreage			No. of subdivisions	Average sizes of subdivisions			No. of owners			
		A.	R.	P.		A.	R.	P.	M	I	C	O
1.	Bukit Segambut	102	2	27	8	12	3	13		1	2	
2.	Bukit Rantau, Seremban	102	0	00	5	20	1	34		2	5	
3.	Rantau, Seremban	213	1	00	3	71	0	13		2		
4.	Pantai & Ampangan	214	0	13	35	6	0	11				
5.	Port Dickson, Port Dickson	203	0	215	20	10	0	21				4
6.	Chengkan, Remban	199	3	003	21	9	2	2	1	6	13	
7.	Linggi, Port Dickson	575	3	20	2	287	3	30				4
8.	Kundar, Rembau	132	3	002	16	8	1	8			6	
9.	Ampangan, Seremban	683	0	20	4	165	3	5			2	
10.	Rantau, Seremban	119	2	33	3	39	3	24		1		
11.	Rembau Pedas	100	3	26	11	9	0	28		1		
12.	Port Dickson, Port Dickson	147	2	35	4	36	3	28				6
13.	Ulu Triang, Jelebu	180	3	20	18	10	0	07				19
14.	Ampangan, Seremban	293	1	26	31	9	2	06				1
15.	Slamti Lem, Jelebu	149	0	36	15	9	3	32				10
16.	Rantau, Seremban	244	3	25	25	9	3	7			2	
9	Subdivisions	2406	2	34.1	114	21	0	18	1	11	36	48
7	"	1236	3	1	107	11	2	9	-	4	36	40
16	"	3643	1	35.1	221	16	1	38	1	15	72	88

Source: The Registry of Titles, Seremban.

SUBDIVISION OF ESTATES IN PERAK. 1956-1st gr. 1959.

No.	Name of estate or location	Acreage			No. of subdivisions	Average sizes of subdivided pieces	No. of owners		
		A.	R.	P.			I	C	O
1.	Raefrith Estate Sitiawan, Dindings	556	0	23	117	4. 3. 1.			1
2.	Selene Estate Sitiawan, Dindings	403	2	00	65	6. 0. 33.			4
3.	United Winfred Estate, Sitiawan, Dindings	213	0	20	51	4. 0. 29.	2	44	
4.	Kamunting, Larut & Matang	195	2	10	20	9 3 5			11
(2)	Total	959	2	23	182	5 1 4			5
(2)	Total	408	2	30	71	5 3 1	2	55	
	Grand total	1368	1	13	253	5 1 25	2	60	

Source: Answers received by post, from the Commissioner of Lands and Mines, Perak.

The following are cases of unofficial subdivision for which no applications have been received by the Land Offices.

1.	Teluk Anson Estate Durian Sebatang, Lower Perak	1732	1	10	14			1	
2.	Lower Perak Estate Hutan Helingtang, Lower Perak	1783	2	15	6			2	1
3.	Ratamir Rubber Estate Lt.:	342	0	25					2
	Durian Sebatang, Lower Perak.								
4.	Sg. Hibong Estate	1304	0	20			1		

Source: Answers received by post from the Commissioner of Lands and Mines.

Tables 24, 25, 26, 27, 28 and 29 show the extent of subdivision in each of the States. From these tables we notice the different average sizes of the subdivisions. By far the most important influence on the sizes of subdivided pieces is the availability of different replanting grants for different acreages. This is applicable both to buyers and to owners who subdivide their own estates. Those owning 5 acres or less can replant the whole of their holdings at the rate of \$600 per acre. However, due to the fact that smallholders depend in the main on their rubber areas for their incomes, a real hardship for 6 or 7 years would arise if they cut out their entire acreage. Such smallholders can now apply to "new plant" 5 acres of rubber provided they can get vacant or jungle land for the purpose. They must replant their 5 acres of old rubber within the next 7 years. Thus the possibility of obtaining an additional 5 acres makes buyers and subdividers divide their land in such a manner.

Whereas holdings of 1 to 10 acres receive a 100% grant, those over 10 acres to 15 acres qualify for replanting assistance for 10 acres. If the subdivided areas were over 30 acres, the owner would only get assistance for 1/3 of his holding, whereas if it is 10-15 acres he gets from $\frac{1}{2}$ to $\frac{2}{3}$. For example, if a holding of 100 acres was subdivided into 3 lots of about 33 acres each, the replanting assistance would amount to $3(1/3 \times 33)600 = \$19,800$. If it were divided instead into 10 lots of $\frac{1}{10}$ acres each, the replanting assistance at the rate of 100% would be \$60,000.

Under the government Replanting/New Planting Schemes for rubber smallholders, (1955-61) as opposed to the smallholders' own replanting scheme (Fund B) mentioned above, a smallholder owning 30 acres and less can replant or new plant an additional 5 acres at the rate of \$600 per acre. Thus if a subdivided piece of land is 5 acres, its owner can replant or new plant an extra 10 acres under the two schemes, in which case his total holding would be increased to 15 acres.

In order to avoid being classed as estate owners, there is incentive for persons to subdivide their holdings into less than 25 acres. In the case of buyers, areas bought will depend in the last resort on their means. Sometimes sizes are determined by the configuration of the land, the existence of roads and drains and according to the age of the rubber trees.

TABLE XXX
AREA SUBDIVIDED IN RELATION TO
OWNERS, NO. OF SUBDIVISIONS AND SIZES OF SUBDIVISIONS

States	Acreage subdivided	No. of subdivision	No. of owners	No. of lots owned by each owner	Av. Sizes of subdivisions	
					(1)	(2)
	A. . R. P.				= (3)÷(2)	= (1)÷(2)
Johore	13,485 1 00	1248	819	1.4	10 3 09	
Malacca	7,977 2 09	906	152	5.5	8 3 09	
Negri	3,643 1 35	221	95	2.3	16 1 38	
Sembilan						
Perak	1,368 1 13	253	62	4.0	5 1 25	
Penang	16,794 1 5	890	73	12.2	18 3 15	
Pahang	414 2 18	52	55	0.9	7 3 36	

Although the area subdivided is larger in Penang, there are relatively fewer number of subdivisions and the average size is thus larger.

TABLE XXXI
AVERAGE SIZES OF SUBDIVISIONS

States	A C R E S				Total
	0-5.9	6-10.9	11-25.9	25.9 above	
Johore	6	33	3	7	49
Malacca	11	23	4	2	40
Negri Sembilan	-	9	2	5	16
Perak	2	2	-	-	4
Penang	1	-	4	2	7
Pahang	-	2	-	-	2
Total	20	69	13	16	118

Taking Johore, Malacca and Negri Sembilan, we notice that the majority of the areas subdivided have average sizes ranging from 0-10.9 acres. This is probably reflects the awareness of replanting schemes, for these areas would qualify for 100% grants.

TABLE XXXII
AVERAGE SIZES OF SUBDIVISIONS
IN RELATION TO SIZES OF ESTATES

Sizes of Estates	A C R E S				Total
	0-5.9	6-10.9	11-25.9	26 over	
100 - 199	13	12	4	6	65
200 - 299	6	18	1	2	27
300 - 399	1	4	1	1	7
400 - 499	-	2	2	2	6
500 - 599	-	2	-	2	4
600 - 699	-	-	-	-	-
700 - 799	-	-	-	3	3
800 - 899	-	-	-	-	-
900 - 999	-	-	-	-	2
1000 - 1499	-	-	2	-	1
1500 - 1999	-	1	-	-	3
2000 - above	-	-	3	-	3
Total	20	69	13	16	118

Generally, there is a tendency for estates of 100-599 acres to have average sizes of subdivisions ranging between 6-10.9 acres. However, about 1/5 of the estates subdivided have average sizes over 26 acres. This in a way reflects the means of buyers, or the presence of a large family which could help in the operation of the holding.

The following figures which were available for Penang show that unlike the other States, the major proportion of the lots range from 10-25 acres.

TABLE XXXIII
AVERAGE SIZES OF SUBDIVISIONS IN PENANG

Acres	No. of Lots	Acreage
0 - 5	129	315
5 - 10	85	621
10 - 25	256	4,041
25 - 50	61	2,146
50 above	13	1,744
Total	534	8,867

SOURCE: The Survey Office, Penang.

NOTE: These figures do not include all the estates in the Penang Subdivision table.

The sizes of subdivisions in a given holding are more or less uniform, but there are exceptions; the more interesting ones are illustrated below:-

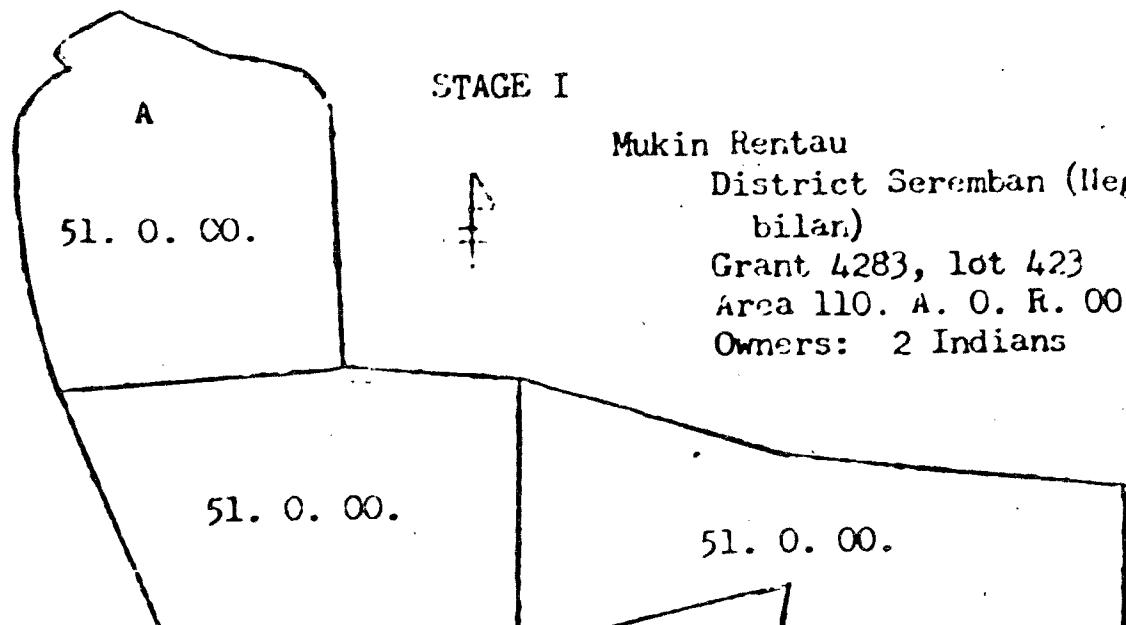
(a) Portion of Sedenak Estate.

F	G	E	D	C	B	A
10.0.00	10.0.00					
H	I					
10.0.00	10.0.00	70.	50.	40.	87.	262. 1. 25.
J	L	0.	0.	0.	0.	
10.0.00						
K	10.0.00	37.	28.	14.	88.	
9.0.30.						
M						
50. 0. 00.						
N	O					
39. 3. 25.	35. 2. 35.					

Mukim: Layang Layang
 District: Johore Bharu (Joh)
 Grant 32 86, lot 204
 Area: 703. A. 1. R. 35. P.

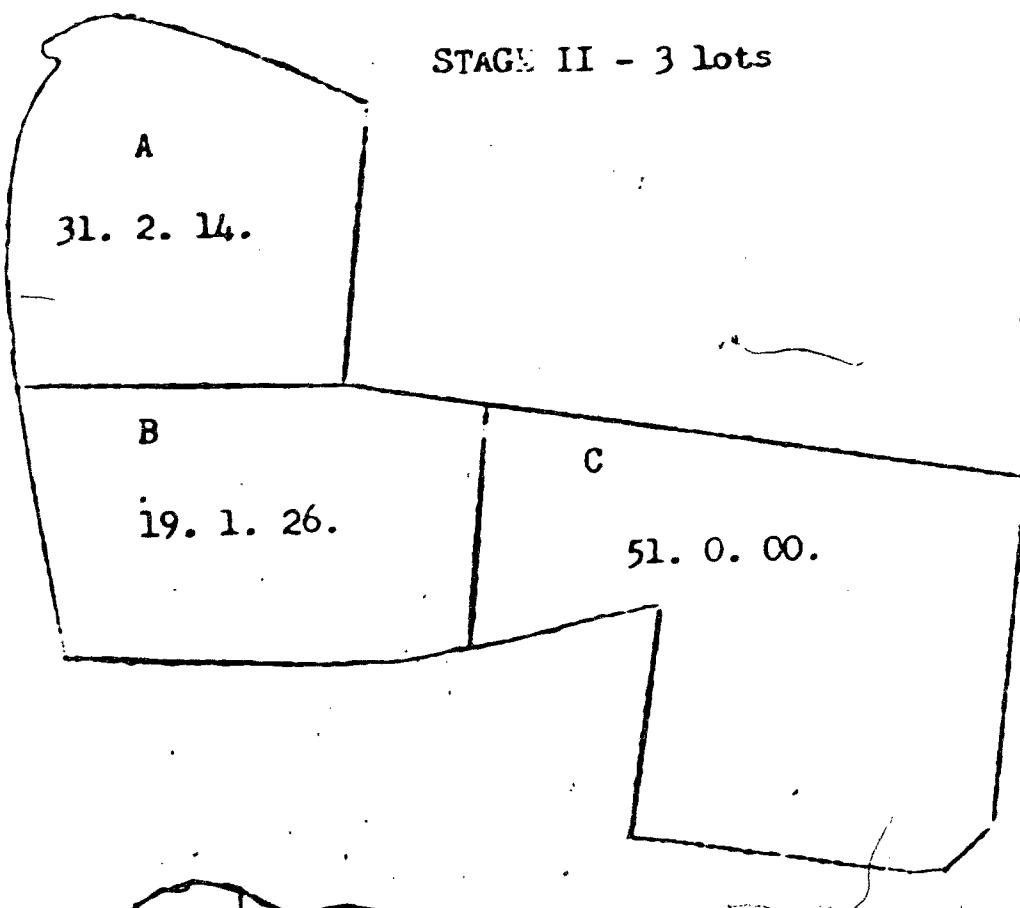
This piece of land was bought by 15 Chinese.
 The sizes reflect (a) the awareness of replanting grants.
 (b) the means of the buyers.

(b)



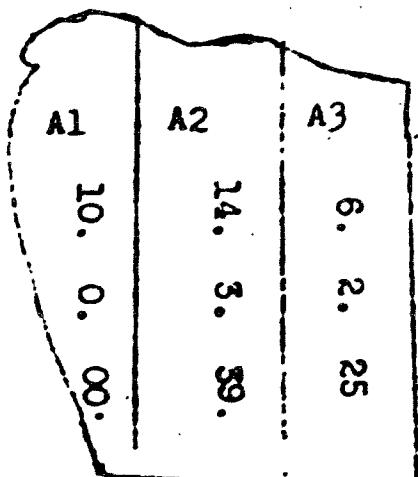
Mukin Rentau
District Seremban (Negeri Sem
bilan)
Grant 4283, lot 423
Area 110. A. O. R. 00. P.
Owners: 2 Indians

STAGE II - 3 lots



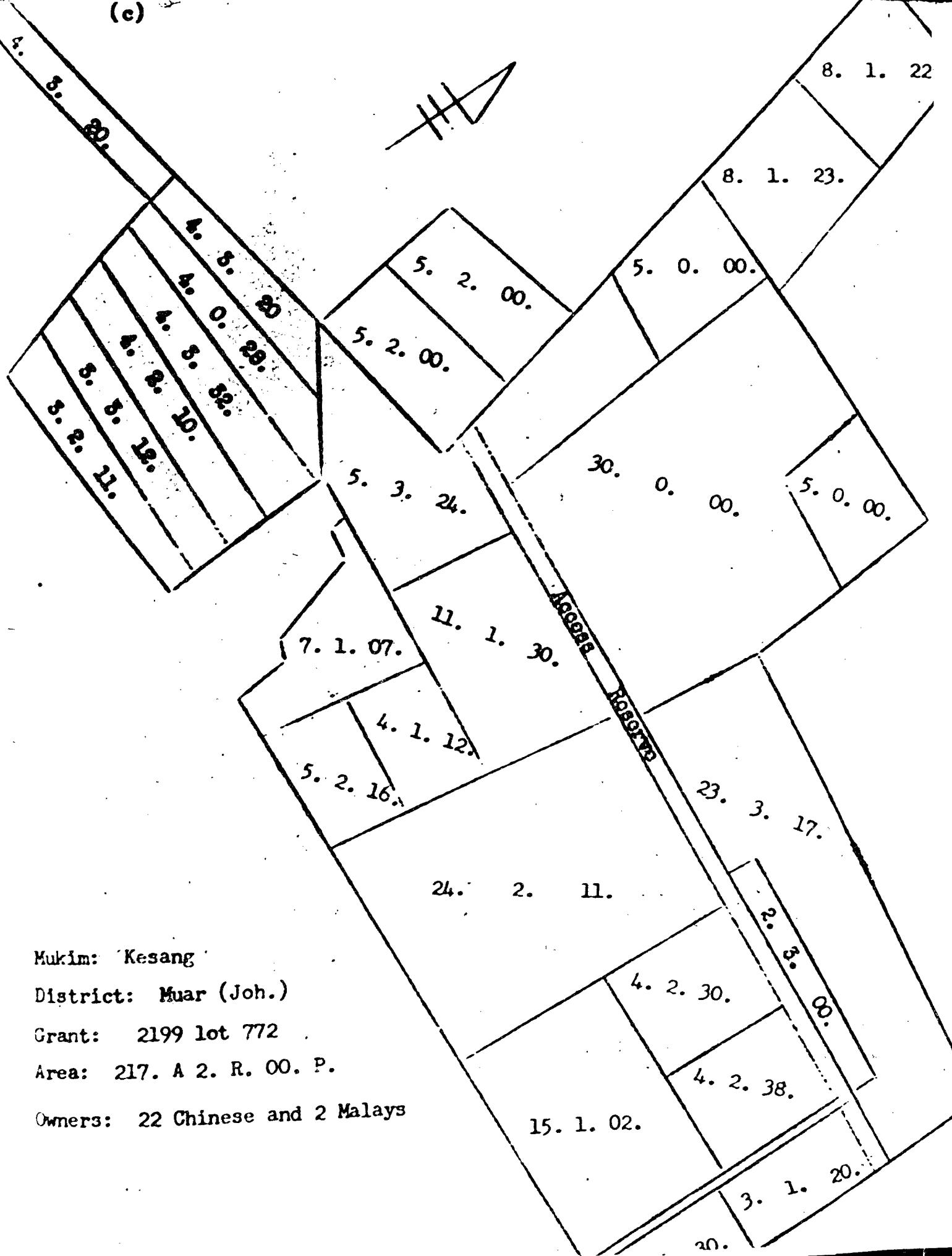
Owners: 3 Indians

STAGE III



Portion A is further subdivided into 3.
This portion is now owned by 5 Chinese with
5065 shares between them.

(c)



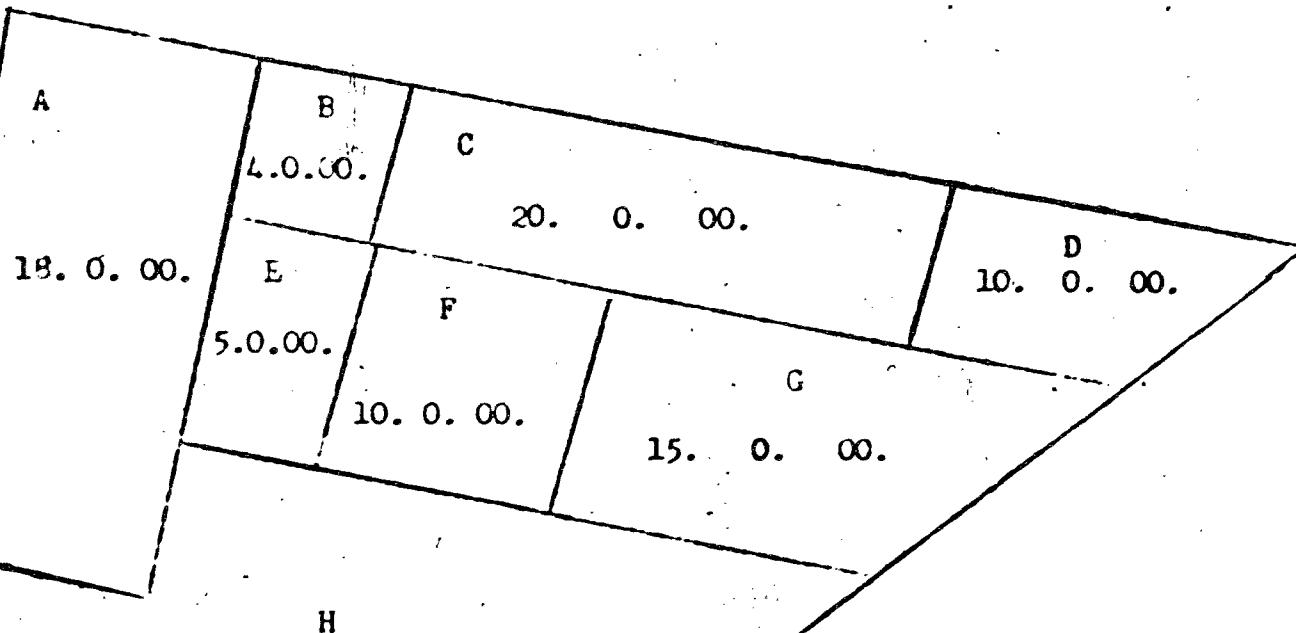
0 cm 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

66

UNIVERSITY OF MALAYA LIBRARY. MICROFILM

150 140 130 120 110 100 90 80 70 60 50 40 30 20 10 0 mm 0 mm

(d)



117. 3. 30.

(old rubber)

Mukim Grisek
District Muar (Johore)
Grant 1431, lot 209
Area 199. A. O. R. 200. P.

This is a case of subdivision among 3 Chinese beneficiaries.
These sizes of the subdivisions are perhaps related to some inheritance laws.

District: Johore Bharu (Joh.)

Grant: 19528, lot 7683

Area: 2192. A. l. R. 20. P

61. 1. 25.

16. 2. 27.

28. 0. 33.

Old Road Reserve

10. 0. 00.

10. 0. 00.

10. 0. 00.

10. 0. 00.

10. 0. 00.

10. 0. 00.

10. 0. 00.

10. 0. 00.

10. 0. 00.

10. 0. 00.

10. 0. 00.

10. 0. 00.

10. 0. 00.

10. 0. 00.

10. 0. 00.

10. 0. m

6.1.03.

From Muar

(e) Excerpts from correspondence between the Collector of Land Revenue and Commissioner of Lands:

Says the Collector of Land Revenue concerning shape of subdivisions: "at the northern end of the land, the nature of the soil is laterite, the owners want the land so divided, so that each shareholder will share equally the portion of laterite soil."

To this the Commissioner of Lands replies: "Under no circumstances would we as an original alienation, approve the demarcation of lots less than 3 chains wide and more than $\frac{1}{2}$ a mile long to persuade applicants to a neater subdivision."

The Collector of Land Revenue to Commissioner of Lands: "Not possible to persuade applicants to neater subdivision because the character of the whole inland half of the area is such that, according to the Replanting Department, 2 times as much manure is needed for the remainder of the land. Applicants have therefore arranged that these lots each contain a fair proportion of the poor soil."

It should be noted in this connection that the Commissioner of Lands has only advisory powers and in any event subdivision is permitted in the land laws.