

2302/3

96

27th September, 1930.

Sir,

I am directed to acknowledge the receipt of your letter of the 9th instant, applying for the sanction of the Governor-in-Council, under the provisions of Section 28 (2) of Act No. 25: 1920, to the purchase and acquisition by the Company, by agreement, of the three parcels of land in St. George's named in your letter, and to enclose the accompanying instrument containing the sanction asked for.

I have the honour to be,

Sir,

Your obedient servant,

Acting Colonial Secretary.

F.G. Gosling, Esq., O.B.E.,  
Secretary, The Bermuda Development Co.,  
Tuckers Town.

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By His Excellency Edward Walter Evans,  
Acting Governor and Commander-in-  
Chief in and over these Islands, etc.,

TO ALL to whom these presents shall  
come:

WHEREAS the Bermuda Development  
Company, Limited, has presented an  
application to the Governor-in-Council  
dated the ninth day of September,  
Nineteen hundred and thirty, setting

Acting Governor

forth that the said Company is desirous of purchasing and acquiring  
the hereditaments and premises hereinafter described, and requesting  
that I, the Acting Governor and Commander-in-Chief in Council, would  
be pleased to sanction the purchase of the said premises:

NOW KNOW YOU that I, the Acting Governor and Commander-  
in-Chief in Executive Council, by virtue and in exercise of the  
power in that behalf vested in me by Section 23 (2) of The Bermuda  
Development Company Act (No.2), 1920, DO HEREBY SANCTION the  
purchase and acquisition by the Bermuda Development Company, Limited,  
of:-

1.

ALL THAT lot or parcel of land designated number "Five" commonly  
called "Rose Hill", situate in the Parish of St. George in the  
Islands of Bermuda, estimated to contain Eleven acres or thereabouts  
(be the same more or less) bounded Northerly by the lot designated  
number "Six" formerly of the late Samuel Todd and now of his heirs  
or devisees Easterly partly by land now or lately of the heirs  
or devisees or assigns of Doctor Doyle deceased partly by land now or  
late of the heirs devisees or assigns of Vice-Admiral Mitchell  
deceased partly by land formerly in the occupation or possession of  
Joseph Watson Brown now of his heirs devisees or assigns and

partly by land formerly of the late Van Osdell Swainson Brown and now of his heirs devisees or assigns Southerly partly by land belonging to the Wesleyan Society partly by land now or lately of the heirs or devisees of George Spurling deceased partly by a road or path running in a Northerly and Southerly direction and partly by land on which the St. George's Canal is erected and Westerly by a road or path running in a Northerly and Southerly direction ~~OR HOWEVER OTHERWISE~~ the said lot or parcel of land may be bounded or ought to be described ~~TOGETHER WITH~~ the Hotel St. George and the messuage or dwelling house thereon erected and all other houses buildings fixtures trees ways rights easements advantages and appurtenances whatsoever to the said hereditaments appertaining or with the same held or enjoyed or reputed as part thereof or appurtenant thereto.

11.

ALL THAT certain parcel of land situate in the Town of St. George in the Islands of Bermuda containing by estimation Five acres and two roods or thereabouts (be the same more or less) and bounded on the North partly by lands formerly of Edward William Walsh and now of His Majesty's War Department and partly by lands in the occupation of Thomas O'Keefe on the East partly by lands formerly of the Honourable Augustus James Musson and now of or in the occupation of Mrs. Ethel Mary Moss and partly by the said lands in the occupation of the said Thomas O'Keefe on the South by lands formerly of John Terry Bourne and now of Furness, Withy & Company, Limited, and on the West by a public road which separates the parcel of land now being described from land of His Majesty's War Department now used as Garrison Golf Links ~~OR HOWEVER OTHERWISE~~ the said parcel of land hereditaments and premises may be bounded or may measure or ought to be described ~~TOGETHER WITH~~ the dwelling house thereon erected and all other

buildings fixtures fences ways rights easements advantages and appurtenances whatever to the said hereditaments appertaining or with the same or any part thereof held or enjoyed or reputed as part thereof or appurtenant thereto.

III.

ALL THAT certain parcel of land situate in the Town and Parish of St. George in the Islands of Bermuda estimated to contain seven acres one rood and twenty-four poles or thereabouts and bounded Northwesterly by the waters of the ocean Northerly in part by land formerly of the heirs of John Brownlow Tucker deceased and now of Arthur Ernest Bourne and there measuring fifty feet and in part by the Military Cemetery lands and there measuring along two straight lines Two hundred and eighty-nine feet and seventy-four feet respectively NORTHWESTERLY by the said land of the said Arthur Ernest Bourne and there measuring Two hundred and twenty feet Easterly by the said Cemetery lands and there measuring along two straight lines Three hundred and ten feet and ninety-seven feet respectively Southeastery in part by land of Thomas O'Keefe and in part by land formerly of Charles Sumner deceased and now of Furness, Atby & Company, Limited, and measuring along the Southeastery boundary Five hundred and seventy-one feet Southwesterly by land intended for a parish or municipal or tribe road and separating the land now being described from land of the heirs or devisees of Stephen Benjamin Richardson and land of Willie Smith and measuring along the Southwesterly boundary five hundred and fifty feet OR HOWEVER OTHERWISE the said parcel of land may be bounded or may measure or ought to be described TOGETHER WITH all houses buildings rights liberties privileges easements advantages and appurtenances (exclusive of any ways or rights of way over other lands of His Majesty's Principal Secretary

of State for the War Department heretofore held with the Land now being described) whatsoever to the said parcel of Land belonging or in anywise appertaining or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto.

Given under my Hand and Seal-at-  
Arms at Hamilton in the Islands  
of Bermuda this      day of  
September, A.D. 1930.

By His Excellency's Command,

Acting Colonial Secretary.

BERMUDA DEVELOPMENT CO., LTD.  
(MID-OCEAN CLUB)  
TUCKERS TOWN  
BERMUDA

NEW YORK OFFICE  
34 WHITEHALL ST  
CABLE ADDRESS  
MID-OCEAN CLUB, NEW YORK

The Honourable  
The Colonial Secretary,  
Public Buildings,  
Hamilton.

(90)

*Hamilton*  
*9th Sept 1930*

Sir:-

I am instructed by the Bermuda Development Company, Limited, to apply for the sanction of His Excellency the Governor-in-Council, under the provisions of Section 28 (2) of Act 25 of 1920, to the purchase and acquisition by the Company, by agreement with the owner, Furness, Withy & Company, Limited, of the following three parcels of land in the town and parish of St. George, namely:-

All that lot or parcel of land designated number "Five" commonly called "Rose Hill," situate in the Parish of St. George in the Islands of Bermuda, estimated to contain Eleven acres or thereabouts (be the same more or less) bounded Northerly by the lot designated number "Six" formerly of the late Samuel Todd and now of his heirs or devisees Easterly partly by land now or lately of the heirs devisees or assigns of Doctor Doyle deceased partly by land now or late of the heirs devisees or assigns of Vice-Admiral Mitchell deceased partly by land formerly in the occupation or possession of Joseph Watson Brown now of his heirs devisees or assigns and partly by land formerly of the late Van Osdell Swainson Brown and now of his heirs devisees or assigns Southerly partly by land belonging to the Wesleyan Society partly by land now or lately of the heirs or devisees of George Spurling deceased partly by a road or path running in a Northerly and Southerly direction and partly by land on which the St. George's Gaol is erected and Westerly by a road or path running in a Northerly and Southerly direction Or However Otherwise the said lot or parcel of land may be bounded or ought to be described Together With the Hotel St. George and the messuage or dwelling house thereon erected and all other houses buildings fixtures trees ways rights easements advantages and appurtenances whatsoever to the said hereditaments appertaining or with the same held or enjoyed or reputed as part thereof or appurtenant thereto.

2. All that certain parcel of land situate in the Town of St. George in the Islands of Bermuda containing by estimation Five acres and two roods or thereabouts (be the same more or less) and bounded on the North partly by lands formerly of Edward William Walsh and now of His Majesty's War Department and partly by lands in the occupation of Thomas O'Keefe on

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(Col. Sec'y)

the East partly by lands formerly of the Honourable Augustus James Musson and now of or in the occupation of Mrs. Ethel Mary Moss and partly by the said lands in the occupation of the said Thomas O'Keefe on the South by lands formerly of John Tory Bourne and now of Furness, Withy & Company, Limited, and on the West by a public road which separates the parcel of land now being described from land of His Majesty's War Department now used as Garrison Golf Links Or However Otherwise the said parcel of land hereditaments and premises may be bounded or may measure or ought to be described Together With the dwelling house thereon erected and all other houses buildings fixtures fences ways rights of way rights easements advantages and appurtenances whatever to the said hereditaments appertaining or with the same or any part thereof held or enjoyed or reputed as part thereof or appurtenant thereto.

3. All That certain parcel of land situate in the Town and Parish of St. George in the Islands of Bermuda estimated to contain Seven acres one rood and twenty-four poles or thereabouts and bounded Northwesterly by the waters of the ocean Northerly in part by land formerly of the heirs of John Brownlow Tucker deceased and now of Arthur Ernest Bourne and there measuring Fifty feet and in part by the Military Cemetery lands and there measuring along two straight lines Two hundred and eighty-nine feet and Seventy-four feet respectively Northwesterly by the said land of the said Arthur Ernest Bourne and there measuring Two hundred and twenty feet Easterly by the said Cemetery Lands and there measuring along two straight lines Three hundred and ten feet and Ninety-seven feet respectively Southwesterly in part by land of Thomas O'Keefe and in part by land formerly of Charles Sumner deceased and now of Furness, Withy & Company, Limited, and measuring along the Southwesterly boundary Five hundred and seventy-one feet Southwesterly by land intended for a parish or municipal or tribe road and separating the land now being described from land of the heirs or devisees of Stephen Benjamin Richardson and land of Willie Smith and measuring along the Southwesterly boundary Five hundred and fifty feet Or However Otherwise the said parcel of land may be bounded or may measure or ought to be described Together With all houses buildings rights lights liberties privileges easements advantages and appurtenances (exclusive of any ways or rights of way over other lands of His Majesty's Principal Secretary of State for the War Department heretofore held with the land now being described) whatsoever to the said parcel of land

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-3-

(Col. Sec'y)

belonging or in anywise appertaining or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto.

A plan in duplicate, showing these lands coloured pink, is also enclosed. I should state for the information of His Excellency that this Company has already acquired, under the provisions of Section 28 (2) of the Act of 1920, 29 acres no roads 7 perches and 19½ square yards, as shown on the attached list. Out of this total 12A. 3R. 9P. 16Y. have been sold, as shown on the list. Deducting the area of these lots so disposed of from the total amount acquired, there is a balance of 16A. 0R. 38P. 3½Y. now held by the Company, and the total area which will be held by the Company if this application is granted will be 40A. 0R. 22P. 3½Y.

I should also state that the three lots at St. George's for which sanction is now applied for are the property of Furness, Withy & Company, Limited, held in connection with the St. George Hotel under the special sanction given by The Furness, Withy & Company, Limited, Act, 1928, No. 3, and that the object of their being transferred from Furness, Withy & Company to this Company is to facilitate transactions in connection with the financing of the construction by the Bermuda Development Company, Limited, of the new Hotel Castle Harbour within the Tucker's Town area.

I should explain that the remaining lot of the St. George Hotel property, shown in green on the attached plan and comprising 17A. 3R., has been bought by Furness, Withy & Company, Limited, from the War Department for the purpose of adding to the golf links attached to the St. George Hotel, and that Furness Withy have also agreed to sell this lot to the Development Company as soon as the latter Company has acquired the necessary powers to hold it.

The addition of 17A. 3R. to the Development Company's present holdings would increase these holdings to 7A. 3R. 22P. 3½Y. more than the 50 acres now allowed by law, and my Company proposes, as soon as the Legislature meets, to petition for a private Bill to increase their authorized holdings from 50 acres to 60 acres, in order that it can acquire the lot coloured green.

If this transaction is authorized by law and sanc-



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(Col. Sec'y)

tioned by the Governor-in-Council the land-holding powers of Furness, Withy & Company and its two allied companies, the Bermuda Development Company and the Bermuda and West Indies Steamship Company, will be as follows:-

Furness, Withy & Company, Limited: Powers to acquire 7A. 1R. in the Parish of St. George bona fide required for the purpose of a golf course, 5A. elsewhere in these Islands and 15,000 superficial feet in the city of Hamilton;

Bermuda Development Company, Limited: 60 acres, of which 57A. 3R. 22P. 3 $\frac{1}{2}$ Y. will be taken up; and

Bermuda & West Indies Steamship Company, Limited: 10 acres, of which 5 acres has been used up for the purchase of Agar's Island.

I have the honour to be,  
Sir,  
Your obedient servant,

*H. B. B. B.*  
Secretary.

FGG.W  
Encls.



BERMUDA DEVELOPMENT COMPANY, LIMITED.

Lands Acquired Outside Area  
Under Section 28 (2) of Act of 1920.

- - -

Approval Date	Parish	Area. A. R. P. Yds.	Description.
20 Sept '20	Hamilton	1. 0. 0. 0	Patton's Point.
20 " '20	do.	5. 1.28. 0	Lot A on Western Boundary.
20 Nov. '20	do.	1. 4. 0	Lots B1 & B2 West Boundary.
26 " '20	do.	3.24. 0	Lot C West Boundary.
23 May '21	do.	3. 3. 0	Lot E West Boundary.
23 May '21	St. George	11. 0. 0. 0	Rose Hill Property (Hotel).
18 June '21	Hamilton	4. 0.19. 0	Lot D West Boundary.
23 Nov. '22	Smith's	3. 9.16	War Dept. West Boundary.
25 May '23	Hamilton	4. 1. 0. 0	Mercer Property, West Boundary.
'27	Smith's	1. 3. 6	Spurling Lot A.
'27	do.	36.28	Spurling Lot C.
Total Acres		29. 0. 7.19 $\frac{3}{4}$	

Lots sold

	A. R. P. Yds.	
Rose Hill	11.	to Furness, Withy & Co.
Patton's Point	1.	to Miss Mattington.
War Dept.	3. 9.16	to H.T.North in ex-
Total	12. 3. 9.16	change for land on
		western boundary of
		Tucker's Town area.

Deduct these from Total Area acquired

Balance now held

A. R. P. Yds.  
29. 0. 7.19 $\frac{3}{4}$   
12. 3. 9.16  
16. 0.38. 3 $\frac{3}{4}$

*295*

89

B302/2

24th March, 1926.

Sir,

I am directed to acknowledge the receipt of your letter of the 17th instant on the subject of the action to be taken under Section 4 of The Hamilton Parish Glebe Act, 1926, and to inform you that the Hon. H.M. Butterfield has been appointed a commissioner under the provisions of Section 2 of The Bermuda Development Company Act. (No.2, 1920).

I have the honour to be,

Sir,

Your obedient servant,

Colonial Secretary.

The Secretary,

The Bermuda Development Company, Ltd.

2302/2

24th March, 1926.

Sir,

I am directed to inform you that the Hon. H.D. Duttenfield has been appointed to be a Commissioner, under the provisions of the Bermuda Development Company Act, (No. 2 of 1920).

2. It is understood that The Bermuda Development Company, Ltd. shortly propose to take action under Section 4 of The Hamilton Parish Glebe Act, 1926, a copy of which is enclosed for reference.

I have the honour to be,

Sir,

Your obedient servant,

Colonial Secretary.

The Hon. Major R.W. Appleby, J.P.,  
Chairman of the Commissioners  
appointed under the Bermuda Development Co. Act,  
(No. 2 of 1920).

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Hamilton, Bermuda.

23rd March 1926.

Sir,

I have the honour to acknowledge receipt of your communication No.2302/2 dated 22nd instant informing me that His Excellency the Governor had appointed me a Commissioner under The Bermuda Development Company Act (No.2) 1920.

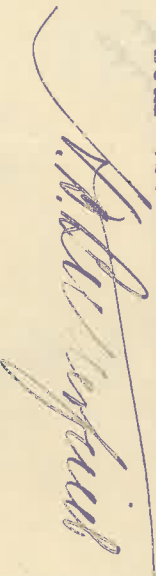
I desire to thank His Excellency for the appointment in which capacity I shall be glad to serve.

The further contents of your letter have been duly noted.

I have the honour to be

Sir,

Your obedient servant,



The Honble,

The Colonial Secretary,

Public Buildings.

2302/2

28  
22nd March, 1926.

Sir,

I am directed by the Governor to inform you that His Excellency has been pleased to appoint you to be a Commissioner under The Bermuda Development Company Act (No. 2), 1920. It is understood that the only business which requires to be carried out in this connection will be the delivery to the Company of an order in writing vesting under Section 4 of The Hamilton Parish Glebe Act, 1926, certain Glebe land in Hamilton Parish in fee simple absolute. This action will be required when the Secretary of the Synod has produced to the Commissioners a certificate that the Company has paid to the Synod the sum required by Section 12 of the Act.

2. I am to request you to be good enough to let me know whether you will accept this appointment.

I have the honour to be,

Sir,

Your obedient servant,

Colonial Secretary.

The Hon. H. D. Butterfield,

Hamilton.

SECTION 4 OF

THE HAMILTON PARISH GLEBE ACT, 1926.

4. On the production by the Company to the Commissioners appointed under the provisions of section 2 of The Bermuda Development Company Act (No.2) 1920 of a certificate by the Secretary of the said Synod that the Company has paid to the Synod the sum required by Section 2 of this Act, the said Commissioners are hereby authorized and required to deliver to the Company an order in writing under their hands and seals vesting in the Company, its successors and assigns, the said Glebe Land in Hamilton Parish in fee simple absolute.



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BERMUDA DEVELOPMENT CO., LTD.  
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TUCKERS TOWN  
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17th. March 1926.

The Hon.

The Colonial Secretary,  
Hamilton.

Sir:-

I beg to acknowledge receipt with thanks of your letter No. 2302/2 dated 13th. March 1926 informing me that the Hamilton Parish Glebe Act was assented to on the 12th. instant.

As it will be necessary shortly for the Company to take action under the Fourth Section of the Act I have the honour to request that steps be taken to fill a vacancy which I understand exists in the Commission appointed under the provisions of Section Two of the Bermuda Development Company Act (No. 2) 1920.

The existing members of the Commission are I believe Mr. R. W. Appleby (Chairman), Mr. C. E. Astwood and the Secretary Mr. A. C. Smith.

When the Commissioners have performed their duties under paragraph Four of the Glebe Act it would appear that this commission might be disbanded as I know of no other transacting in connection with Tucker's Town lands requiring their attentions.

If this Action is taken I will arrange with the Commission for a final audit and settlement of their accounts with the Company.

I have the honour to be

Sir

Your obedient servant,

*W. E. H. H. H.*  
*Secretary.*

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2302/2

13th March, 1926.

Sir,

With reference to your letter of the 4th of January, 1926, I am directed to inform you that the Act entitled The Hamilton Parish Glebe Act, 1926, received His Excellency's assent on the 12th instant.

I have the honour to be,

Sir,

Your obedient servant,

Colonial Secretary.

The Secretary,  
Bermuda Development Co., Ltd.,  
HAMILTON.

(81)

2302/2

5th January, 1926.

Sir,

I am directed by the Governor to acknowledge the receipt of your letter of the 4th instant transmitting a Petition from the Bermuda Development Company, Ltd., relating to the proposed change of tenure of a parcel of Glebe land situated within the Company's area at Tucker's Town.

I have the honour to be,

Sir,

Your obedient servant,

Colonial Secretary.

The Secretary,  
Bermuda Development Co., Ltd.,  
Hamilton.

CABLE ADDRESS  
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2302

January 4th. 1926.

The Hon.

The Colonial Secretary,  
Hamilton.

SIR:

I have the honour to transmit herewith a Petition from The Bermuda Development Coy. Ltd. to His Excellency the Governor relating to the proposed change of tenure of a parcel of Glebe land, situated within the Company's area at Tucker's Town.

I have the honour to be

Sir

your obedient servant,

*W. H. M. S.*  
Secretary.

TO HIS EXCELLENCY LIEUT-GENERAL SIR JOSEPH  
JOHN ASSER, K.C.B., K.C.M.G., K.C.V.O., Etc  
Governor and Commander-in-Chief of the Ber-  
mudas or Somers Islands:

THE PETITION of THE BERMUDA DEVELOPMENT COMPANY, LIMITED,  
humbly sheweth as follows:-

1. In the year 1805 the Legislature passed an Act authorizing the sale of a parcel of land in Hamilton Parish, which had been previously held as Glebe land, for the use and benefit of the Incumbent of the livings of Hamilton and Smiths Parishes.
2. This Act provided that the lands should be sold and transferred in fee simple conditional, subject to an annual rent charge payable to the Incumbent, and the sale took place in the year 1806.
3. Three years ago your petitioners purchased the said parcel of land, consisting of about forty acres, divided into eight lots, and have since been paying the annual rent of \$20.16. 8.
4. The public road leading from the South Coast Military Road to the Harrington Sound Road recently constructed by the Bermuda Development Company, which will become vested in the Colony under the provisions of The Tucker's Town Roads, Act, 1923, traverses the Glebe Lands for a considerable portion of its length, and consequently the said portions of this road will vest in the Colony in fee simple conditional and will be liable to payment of a proportionate part of the annual rent.
5. In order that these lands shall not be subject to this liability, and for other reasons, your Petitioners desire to obtain legislation authorizing the alteration of the <sup>terms</sup> of the Glebe land from fee simple conditional to fee simple absolute, while still securing to the Incumbent aforesaid an income equal to the said annual rent charge.
6. In order, therefore, to secure the Incumbent for the time being, your Petitioners are prepared to pay to the Synod of the

Church of England in Bermuda a sum sufficient to purchase British Government securities approved by the Synod, yielding a net income for the Incumbent for the time being equal to that now derived from the annual rent of the Glebe Land, and your Petitioners conceive that the Incumbent of Hamilton and Smith's Parishes for the time being will not be placed at any disadvantage if this course is adopted.

7. Your Petitioners have been in correspondence with the Synod with regard to this matter and have ascertained that the Synod is prepared to purchase and hold the said Securities in trust and to pay the income to the Incumbent for the time being.

Your Petitioners therefore humbly pray that Your Excellency will be pleased to assent to any Bill passed by the Legislature providing:-  
That on your Petitioners depositing with the Synod of the Church of England in Bermuda a sum sufficient to purchase British Government securities approved by the Synod yielding a net income equivalent to the annual rent now payable in respect of the glebe land in Hamilton Parish, in trust for the payment for ever of the income of the same to the Incumbent for the time being of Hamilton and Smith's Parishes, and on the production to the Commissioners appointed under the provisions of the Bermuda Development Company Act (No.2) 1920, of a certificate from the Synod that such payment has been made, the said Commissioners shall deliver to your Petitioners a vesting order vesting in your Petitioners the

the said Glebe land in fee simple absolute.

AND OUR PETITIONERS AS IN DUTY BOUND WILL EVER PRAY, etc.

THE BERMUDA DEVELOPMENT COMPANY, LIMITED.

By.....*H. S. S. S.*.....

Secretary.

Tucker's Town, Bermuda.

4th. January 1926.

19

Government House,

Bermuda,

24. 9. 23.

My dear Sir Frederick.

I appreciate your letter very much. I am sorry indeed that you should have thought it necessary to send Gosling back but, under the circumstances it is perhaps as well that you should have him here. He, I think is inclined to think that I have discovered a mine's nest! Perhaps it would therefore be as well for me to be more explicit. The total area in the Island that may be held by Aliens is 2,000 acres, and in no one Parish may more than 400 acres be held by Aliens. By the Truckers Town Act 100 acres of the land obtained by expropriation may be "sold", nothing is said in the Act about the Alien Act.

As you know, all sales of land to Aliens have to be approved by the Executive Council. I have found on this Council that every sale of land, even in the case of very small parcels, is most carefully examined and considered. It has been an eye opener to me. So, when I realized that you have before you schemes for sales of many small areas that will in all amount to large areas, I became concerned and feared that in the midst of your schemes you might bump against a bad snag. That is my sole reason for warning you as I did. In my opinion your Company is entitled from the point of view of common equity, to generous treatment. You did a great deal for the Island at a time when the Island sorely needed help. Certainly you received a good subsidy, a very large one as compared to the revenue of the Island, but you had to build boats at the most expensive time and you have sunk a great deal of money here, some of which you never expect to see come back.

I gather that all you ask for now is the power to dispose of a good part of your property so as to get back a large part of your capital. You wish to sell about 300 acres of your 640.

I am not at all sure that the Executive Council will



agree to such a demand.

You must remember that the Executive Council is here to carry out what it conceives to be the wishes of the House of Assembly.

Having in mind the law on the subject as shown in the first two or three paras of this letter, I am not clear in my own mind what the House wants done and ~~what they want~~ I feel that the Council shares my uncertainty.

It is all very well for Gosling to say that notice of sales is published and a month's notice given. Quite true, but if a protest is made in the House where are you?

It is not in your interests to embark on a big scheme until this uncertainty is cleared up, neither would it be satisfactory to me to lay such matters before the Council without first making an effort to clear up the situation. You have in your Directors the best brains of the Island, all Members of the House, and if they cannot carry through the House an agreement on these points agreeable both to you and to the people of these Islands I should be very much surprised.

But, as you will realize, knowing as you do a great deal about the people of these Islands, the idea of selling expropriated land to rich Americans will not be received by some at all favourably. I have been over the ways with your Directors to see if we can come to some arrangement by which it may be shown that a large portion of the expropriated land is needed for the general scheme, but the expropriated land is so broken up that it is not possible to evolve any single scheme. The whole thing must be regarded from a big stand point and the pros and cons carefully marshalled for a favourable ~~exam~~ review and if then supported by able men of influence it should, I consider, be received in a favourable manner. I see no alternative. We have agreed on a procedure and your Directors are men of great influence.

Gosling is inclined to go far. He considers the allotment to a Parish should all be taken up by Tuckers Town because

the Company is the first in the field. I cannot agree in this, neither would the Colony listen to such an idea for a moment. We have to be reasonable, and if the Company were to put forward such a claim it would only do itself great injury. It is hardly necessary for me to remind you that as far as I personally am concerned all that I am concerned about is to see that the wishes of the people of the Colony are observed. At the same time it is my business to see that the claims of your Company are properly and fully considered. I realize what you have done for Bermuda and appreciate it greatly, your Directors are men for whom I entertain the greatest respect, and as they are all in the House and fully able to state their case I feel happy in my mind that a just decision will be arrived at.

I had a very pleasant time in Canada. I am most grateful to your people for all the assistance and courtesy we met with. All of them worked to make our journey a most pleasant one and I hope I may often travel under such happy auspices.

Please remember me to Lady Lewis.

I will keep you informed of our news.

Very sincerely

(sgd) J. Asser.

TABLE 1 TELEGRAPHIC ADDRESSES  
WELLDUCK, FEEN, LONDON.  
BRANTFORD, LIVERPOOL.  
BRANTFORD, CARDIFF.  
BRANTFORD, MIDDLESBROUGH.  
BRANTFORD, NEWCASTLE-ON-TYNE.  
BRANTFORD, GLASGOW.  
BRANTFORD, LEITH.  
FURNESS, NEW YORK. U.S.A.  
FURNESS, BALTIMORE.  
FURNESS, CHICAGO.  
SIGMA, NEWPORT NEWS, VA.  
FURNESS, NEWARK, N.J.  
FURNESS, PHILADELPHIA.  
FURNESS, NEW ORLEANS.  
FURNESS, TRINIDAD, B.W.I.  
FURNESS, MONTREAL, CANADA  
FURNESS, HALIFAX, N.S.  
FURNESS, ST. JOHN, N.B.  
FURNESS, ST. JOHN'S, NEWFOUNDLAND.  
FURNESS, ALEXANDRIA.  
TELBROOK, HAVRE.  
FURNESS, PARIS.  
FURNESS, STRASBURG.  
FURNESS, HONG KONG.  
FURNESS, SHANGHAI.

FURNESS, WITHEY & CO. LIMITED,

FURNESS HOUSE,

LEADENHALL STREET,

LONDON, E.C.3.

15th August, 1923.

His Excellency, General Sir John Asser, G.C.M.G., K.C.B. &c.  
Government House,  
BERMUDA.

My dear Sir John Asser,

I am extremely obliged to you for writing me so fully as you have done in your letter of the 27th ultimo and for the friendly and timely intimation you have given me in regard to the sale of building sites, which I am very glad to have because I had not the slightest idea there was likely to be any difficulty upon this matter.

When we first ventured into this business and I visited the Colony in the year 1913, I summed the position up in my own mind in this way, that there were two essentials :-

1. That the Colony should be kept free of the tripper element and not be allowed to degenerate into what is generally known as a Coney Island.

2. That to get a sufficient number of tourists of the right kind it was necessary to provide some amusements for them.

So far as the first point is concerned, the Island is protected by its geographical position, i.e. the length of time it takes to travel to and fro and by the heavy cost compared with other nearer holiday resorts. Whilst you may get an occasional undesirable, I think, generally speaking, the type of visitor will be of a kind that will not only bring financial advantages to the Island but whose behaviour when they are there will not be a reproach on the visitors or a scandal to the inhabitants.

So far as the second point is concerned, a small community 600 miles away from any main land is necessarily very insular and very conservative in their ideas. It was soon apparent to me that they were not prepared to develop the Island themselves, at any rate, not until they had seen the advantages that could be derived from a wider outlook. It was consequent upon that necessity that we acquired the Tuckerstown property for the purpose of creating something

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Like a country club with golf course, tennis courts and other attractions. The original purpose was somewhat varied and I think the scheme improved by the change of plan.

Personally, I would very much rather it had never been necessary for us to have done this. Our business is a Steamship one pure and simple. It should never have been necessary for us to go beyond this, but the success of the Steamship business depended upon the attractions of the Island.

When we acquired the property it never occurred to us that any more stringent interpretation of the Aliens Act would be made than had existed in previous years. In round figures I think there are about 640 acres of land acquired, about one half of this was purchased outside the Expropriation Act and we always considered we had an unrestricted right, subject to the terms of the Aliens Act, to dispose of the 300 acres thus acquired, in addition to the 100 acres we are allowed to sell under the Expropriation scheme. Not that I think we should ever want to sell this amount, as our present plan is to sell 300 separate sites of about one acre each, although in some instances possibly the acreage may be increased and the number of sites reduced, i.e. we may come across a purchaser who wants two or three acres instead of one but, generally speaking, that is our scheme.

One of our very definite regulations in regard to the Club House, and which it was also intended should very strictly apply to the sites, is that no membership to the Club and no sale of the sites should be permitted to any but an approved person and under no circumstances was it the intention of the Company to sell land to any but persons of the highest social and financial standing.

Whilst I was fully aware of the existence of the Aliens Act, I always understood that the policy in dealing with applications from Aliens was governed by considerations of character and social standing of the applicant and so long as this position was reasonably safeguarded there would never be any objection to the sale of any of the sites.

The policy of the Bermuda people appears to me to be laid down in the Aliens Act which permits the sale of 400 acres of land in each parish to aliens with the previous approval of the Governor in Council. So long as this Act continues in force this appears to be the authorised policy of the Bermuda Parliament and people and if it was the intention of Bermuda to restrict the

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application of this Act in our case we ought, as a matter of equity, to have been so advised at the time the purchases were made.

I could quite understand local opinion resenting the sale of expropriated land at a profit but such has never been our intention. The price at which we have fixed the 300 building sites is one which, if realised, will give us back  $\frac{3}{4}$ ths of the capital we have expended on the purchase of the property, the erection of the club house and the making of the golf course, with all the other attendant improvements. For the remaining quarter we will have to look to the subscriptions to the golf course and the profits of the Club house to provide and I know sufficient about it to be perfectly satisfied in my own mind that it is very unlikely that we shall ever get an adequate return on that portion of the enterprise. As I have already intimated, we neither wanted it or expected a profit, our only object was to supply attractions for the Island in the interest, of course, of the Steamship Company and the Colony itself.

I note you consider it is quite possible to arrive at some solution of the matter and I am sending Mr. Blackiston a copy of this correspondence for his private information and I have asked him to take an opportunity of conferring with you personally about it.

In the meantime, two of the sites have already been sold, subject to the approval of the Governor in Council, to Mr. George Roosevelt and Mr. J.W. Johnson. I understand from Mr. Gosling, who happens to be in this country, that the Government always advertises the facts of the application, naming the applicant and the property proposed to be purchased in the newspapers for one month and the public are given an opportunity to object. I would suggest that this procedure be adopted in these two cases and if it is found there is no particular objection, I take it the matter could, in future cases, proceed on our giving an undertaking that we would never put before the Governor in Council an application for anyone whom we have not first satisfied ourselves are fit and proper persons to receive the facilities asked.

If care is taken in the selection of the purchasers they should be a real asset to Bermuda because they will build their bungalows, the material for the construction of which will have to be imported and will bring revenue to the Colony and the proper class of people should add dignity to Bermuda and increased profits to its inhabitants.

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I would like to say here in further justification of our position what I have always stated, that if the community like to take over Tuckerstown at any time at the actual cost we paid for it we are quite prepared to do it, and that position still applies.

I do wish to convince you that the Steamship Company only seeks the development of the Colony on safe and proper lines.

I am sorry to gather from your remarks that from an architectural point of view you consider the appearance of the Hotel may leave something to be desired. I think that is your feeling in regard to the Club House and I must frankly say that I share it. I went into the matter with the Architects in New York and expressed the hope that the Hotel would be a credit to them and they assured me I need not have any fear. I sincerely hope this will be the case as I should hate to think that we were associated in any way with anything that will spoil the appearance of the Island. In matters of this kind we have to leave ourselves more or less in the hands of the Architects who, in this case, are a well known firm who presumably know their business and I hope there will be no grounds for serious apprehension on this score.

Yes, I have seen about the Lamport & Holt fiasco. Their calling at Bermuda for landing and taking up liquor supplies seemed absurd when on the same trip they call at one of the West Indian Islands only a short distance away. I never could understand their going there and, frankly, I very much resented it because it has been a matter of annoyance to us that this group of Steamship Owners, who refused to come to the help of Bermuda at the time she wanted it, who even refused to go joint account with us in the original contract should, after we have developed the Colony seek to come and gain the advantages of our enterprise. Having made such a strong advertisement of their intentions it is strange they should have withdrawn but I think you have hit the nail on the head, the real cause has probably been the expense of taking the boats into Grassy Bay.

I note with interest that Lady Asser and yourself are now in Canada and I hope you will both enjoy what I am sure will be a well earned holiday and that you will have plenty of your favourite sport. I trust you had a comfortable passage up to New York.

With best remembrances to Lady Asser and yourself,

Sincerely yours

Frederick W. Drury