

ORDINARY, MS.

Public DEPARTMENT
G.O., DATED 21-9-91
No. 816-✓

INDEXED.

When given for copying
from P. P. Nov 2/10

[Despatch Abstract.]

Rent of Govt buildings
Copy to heads of
depts proceeding of
the A. H. kept con-
taining the rules
of the Govt of India
~~(certain regulations relating to the houses~~
~~on the subject of~~
regulating the occupied as
residences—

READ AGAIN ORDER OF GOVERNMENT, DATED
18, No. MISCELLANEOUS.

ENCLOSURES.

CURRENT No.

STATEMENT WITH DITTO.

ORDER OF GOVERNMENT.

A A

LETTER OF GOVERNMENT.

STATEMENT WITH DITTO.

PAPERS NOT FILED UP, BEING MEANT FOR DESPATCH
IN ORIGINAL (not pegged).

N.B.—

A = Copy in full.
B = Not to be copied.
P = Copy abstract only.
Q = Copy heading only.

Pub DEPARTMENT.

List showing the distribution of the Proceedings of Government,
dated 21st September/91 No. 816.

	Revenue Department	..	..	..	6
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	Military Department	..	..	..	..
	Local and Municipal Department	..	..	..	..
JUDICIAL.	Honorable the Chief Justice with C.L.	..	..	..	31
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	Chief Presidency Magistrate	..	..	..	..
	Commissioner of Police	..	..	..	..
	Judges of the Madras Court of Small Causes	..	..	..	..
	Advocate General	..	..	..	..
	Government Solicitor	..	..	..	..
	Administrator-General	..	..	..	..
PUBLIC.	Sheriff of Madras	..	..	..	..
	Government Pleader	..	..	..	..
	Registrar of Joint Stock Companies	..	..	..	..
	Surgeon-General with the Government of Madras	..	..	..	..
	Sanitary Commissioner	..	..	..	..
	Sanitary Engineer to Government	..	..	..	..
	Meteorological Reporter	..	..	..	..
	President, Board of Examiners	..	..	..	..
	Private Secretary to the Right Honorable the Governor.	..	..	..	..
	Government Astronomer	..	..	..	..
POLITICAL.	Superintendent, Government Central Museum	..	..	..	..
	Chemical Examiner	..	..	..	..
	Superintendent of Stationery	..	..	..	..
	Protector of Emigrants	..	..	..	..
	Superintendent, Government Press	..	..	..	..
	Tamil Translator to Government	..	..	..	..
	Telugu do. to do.	..	..	..	..
	Malayalam do. to do.	..	..	..	..
	Canarese do. to do.	..	..	..	..
	Hindustani do. to do.	..	..	..	..
ECCLESIASTICAL.	British Consular Agent, Pondicherry	..	..	..	..
	Superintendent, Archaeological Survey	..	..	..	..
	Resident in Travancore and Cochin	..	..	..	..
	Paymaster, Carnatic Stipends	..	..	..	..
	Government Agent at Tanjore	..	..	..	..
MARINE.	Political Agent at Pudukota	..	..	..	..
	Special Agent, South Arcot	..	..	..	..
	The Right Reverend the Bishop of Madras	..	..	..	..
	Venerable Archdeacon of Madras	..	..	..	..
	Senior Chaplain of the Church of Scotland	..	..	..	..
MARINE.	Presidency Port Officer	..	..	..	30
	Chairman, Harbour Trust Board	..	..	..	6

Depd 8/10/91

FINANCIAL.

Accountant-General
Commissioner of Paper Currency

EDUCATIONAL.

Director of Public Instruction
Commissioner for the Uncovenanted Civil Service Examinations

THE DISTRICT MAGISTRATE OF

Anantapur
North Arcot (Chittoor)
South Arcot (Cuddalore)
Bellary
South Canara (Mangalore)
Chingleput (Saidápet)
Coimbatore
Cuddapah
Ganjam (Chatrapur)
Godávari (Cocanada)
Kistna (Masulipatam)
Kurnool
Madura
Malabar (Calicut)
Nilgiris (Ootacamund)
Nellore
Salem
Tanjore
Tinnevely
Trichinopoly
Vizagapatam

DISTRICT AND SESSIONS JUDGE
OF

North Arcot (Chittoor)
South Arcot (Cuddalore)
Bellary
South Canara (Mangalore)
Chingleput
Coimbatore
Cuddapah
Ganjam (Berhampore)
Godávari (Rajahmundry)
Kistna (Masulipatam)
Kurnool
Madura
North Malabar (Tellicherry)
South Malabar (Calicut)
Nellore
Nilgiris (Ootacamund)
Salem
Tanjore (Tanjore)
Tinnevely (Palamcottah)
Trichinopoly
Vizagapatam

8TH SEPTEMBER 1891, No. 2403 W., PUBLIC WORKS.

GOVERNMENT OF MADRAS.

PUBLIC WORKS DEPARTMENT.

Buildings and Roads.
Civil Works.

READ—the following paper:—

From the Officiating Under-Secretary to the Government of India, Public Works Department (Civil Works—Buildings), to the Secretary to the Government of Madras, Public Works Department, dated Simla, 27th August 1891, No. 318 B.

I am directed to acknowledge the receipt of your letter, No. 1879 W., dated 8th July 1891, referring, for the opinion of the Government of India, certain questions relating to the rules regulating the rent of Government buildings occupied as residences and, in reply, to observe as follows.

2. The Government of India accepts the proposals made in para. 2 of your letter for estimating the site value of a building.

3. In respect to the two points raised in para. 3 of your letter, whether allowances or deductions from the rent should be made—

(i) For depreciation,

(ii) For renewals falling under the head of original works,

I am to observe, with reference to (i), that, as Government buildings are supposed to be kept in thorough repair, any allowance for depreciation would be unnecessary even supposing it were possible to arrive at some practical system of applying such an allowance. With reference to (ii), which refers presumably to renewals, as defined in Public Works Department Code, chapter VII-2 (quoted in the margin), I am to convey the following remarks:—

Repairs under head (a) must continue to be included in the capital outlay; in the case of newly purchased buildings the cost of such repairs would be taken into account in settling the price to be paid, and, in the case of previously abandoned buildings, there would be no objection to a fresh valuation being made for renting purposes when the dilapidations are considerable. Repairs under (b), even if they exceed one-fourth of the book value of the building, may, in future, be classed as repairs instead of as original works.

As regards repairs under (c), only that portion of the cost is to be debited to original works which represents the increased value of the building due to the improvement: taking the instance given in the Code rule, only the difference between the cost of the tiled roof and the thatched one would be added to the capital outlay on the building.

4. The proposal made in para. 4 of your letter that a fixed percentage on account of annual repairs be laid down for all buildings does not, I am to add, commend itself to the Government of India. It would necessitate the revision of most of the rents now fixed on the basis of the actual cost of such repairs and it would also certainly give rise to dissatisfaction on the part of those whose rents happened to be raised under the ruling.

5. In conclusion, I am to point out that, whilst it is difficult to frame rules, which shall in theory work with absolute equity in all cases, yet practically the clause limiting the maximum rent to 10 per cent. on the occupant's salary does much to reduce many anomalies, which, without it, might render rents very unequal.

ORDER—dated 8th September 1891, No. 2403 W., Public Works.

Communicated to officers of the Public Works Department for information and guidance.

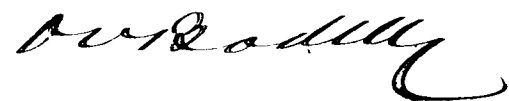
2. The proposal approved in para. 2 of the letter from the Government of India is that, when the original value of a site is not known, the value at the date of first application of the rules should be ascertained and adopted for the purpose of calculating rent. The rules first came into force at the end of 1888 and no investigation as to the value of sites need be carried beyond this period.

3. As regards the allowance to be made for repairs, whereby the capital cost of a building may be progressively increased, it will be seen that, except in the case of newly purchased or previously abandoned buildings, ordinary repairs, even though the cost exceed one-fourth the value of the building, are to be excluded from the capital cost.

4. In respect to renewals, the instructions as to the portion of the cost chargeable to capital are clear.

5. The alterations of rule now sanctioned will be embodied in a standing order.

(True Extract.)



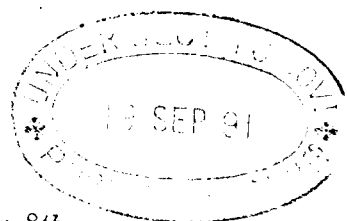
Major, R.E.,
Under-Secy. to Govt., P.W.D.

To Superintending Engineers.
To the Consulting Architect to Government.
„ Superintendent of Works, Periyár Project.
„ Examiner, Public Works Accounts.
„ Chief Engineer for Irrigation.
„ Consulting Engineer for Railways.
„ Revenue Department.
„ Public, &c., Departments.

Exd. A. D. Xavier.
Spare Copies

BUILDINGS AND ROADS.
CIVIL WORKS.

Govt. of {1891} Madras.
PUBLIC WORKS.



Dated September, 8th.

Recd. 19 9

Encl.

G.O., 8th Sept. 1891, No. 2403 W.

SEPTEMBER.

Rent of Government Buildings

Orders on letter from the Government of India passing orders on the subject of — occupied as residences.

23/3/91 This No 221 Pub

at

order 21st Sept 91 No 816

Comm: to the Local
Municipal Dept:
and to all Heads of
Depts: under the Chief
Secretary in contr
of G.O. of 23. March 91,
No. 221.

For B.
for C.J.
21/9/91

The Local Municipal Dept
All Heads of Depts
5/10/91

21st SEPTEMBER 1891, No. 816, PUBLIC.

GOVERNMENT OF MADRAS.

PUBLIC DEPARTMENT.

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G.O., dated 8th September 1891, No. 2403 W., Public Works.

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3. In respect to the two points raised in paragraph 3 of your letter, whether allowances or deductions from the rent should be made—

- (i) For depreciation,
- (ii) For renewals falling under the head of original works,

I am to observe, with reference to (i), that, as Government buildings are supposed

- (a) Repairs to newly purchased or previously abandoned buildings required for bringing them into use.
 - (b) All repairs to buildings generally which exceed one-fourth of the value shown on the books.
 - (c) When one description of work is substituted for another, e.g., a tiled roof for a thatched one.
- to be kept in thorough repair, any allowance for depreciation would be unnecessary, even supposing it were possible to arrive at some practical system of applying such an allowance. With reference to (ii), which refers presumably to renewals, as defined in Public Works Department Code, chapter VII-2 (quoted in the margin), I am to convey the following remarks :—

Repairs under head (a) must continue to be included in the capital outlay ; in the case of newly purchased buildings the cost of such repairs would be taken into account in settling the price to be paid, and, in the case of previously abandoned buildings, there would be no objection to a fresh valuation being made for renting purposes when the dilapidations are considerable. Repairs under (b), even if they exceed one-fourth of the book value of the building, may, in future, be classed as repairs instead of as original works.

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most of the rents now fixed on the basis of the actual cost of such repairs, and it would also certainly give rise to dissatisfaction on the part of those whose rents happened to be raised under the ruling.

5. In conclusion, I am to point out that, whilst it is difficult to frame rules which shall in theory work with absolute equity in all cases, yet practically the clause limiting the maximum rent to 10 per cent. on the occupant's salary does much to reduce many anomalies, which, without it, might render rents very unequal.

Order—dated 8th September 1891, No. 2403 W., Public Works.

Communicated to officers of the Public Works Department for information and guidance.

2. The proposal approved in paragraph 2 of the letter from the Government of India is that, when the original value of a site is not known, the value at the date of first application of the rules should be ascertained and adopted for the purpose of calculating rent. The rules first came into force at the end of 1888, and no investigation as to the value of sites need be carried beyond this period.

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5. The alterations of rule now sanctioned will be embodied in a standing order.

(True Extract.)

(Signed) O. V. BODDY, Major, R.E.,
Under-Secy. to Govt., P.W.D.

To Superintending Engineers.
To the Consulting Architect to Government.
" Superintendent of Works, Periyár Project.
" Examiner, Public Works Accounts.
" Chief Engineer for Irrigation.
" Consulting Engineer for Railways.
" Revenue Department.
" Public, &c., Departments.

ORDER—dated 21st September 1891, No. 816, Public.

Communicated to the Local and Municipal Department and to all Heads of Departments under the Chief Secretary, in continuation of G.O., dated 23rd March 1891, No. 221.

(True Extract.)

Chief Secretary.

To the Local and Municipal Department.
" all Heads of Departments.

Encl. A. Raitt.

PUBLIC DEPARTMENT.

(Miscellaneous.)

G.O., 21st September 1891, No. 816.

Rent of Government Buildings.—Communicating to Heads of Departments Proceedings of the Public Works Department containing the orders of the Government of India on certain questions relating to the rules regulating the — occupied as residences.