

**ECONOMICS DEPARTMENT, BULLETIN
NO. 17. THE ECONOMICS OF TENANCY
LAW AND ESTATE MANAGEMENT:
BEING A COURSE OF PUBLIC LECTURES
DELIVERED IN THE UNIVERSITY OF
ALLAHABAD, FEBRUARY TO APRIL, 1921**

Published @ 2017 Trieste Publishing Pty Ltd

ISBN 9780649568222

Economics Department, Bulletin No. 17. The Economics of Tenancy Law and Estate Management: Being a Course of Public Lectures Delivered in the University of Allahabad, February to April, 1921 by H. Stanley Jevons

Except for use in any review, the reproduction or utilisation of this work in whole or in part in any form by any electronic, mechanical or other means, now known or hereafter invented, including xerography, photocopying and recording, or in any information storage or retrieval system, is forbidden without the permission of the publisher, Trieste Publishing Pty Ltd, PO Box 1576 Collingwood, Victoria 3066 Australia.

All rights reserved.

Edited by Trieste Publishing Pty Ltd.
Cover @ 2017

This book is sold subject to the condition that it shall not, by way of trade or otherwise, be lent, re-sold, hired out, or otherwise circulated without the publisher's prior consent in any form or binding or cover other than that in which it is published and without a similar condition including this condition being imposed on the subsequent purchaser.

www.triestepublishing.com

H. STANLEY JEVONS

**ECONOMICS DEPARTMENT, BULLETIN
NO. 17. THE ECONOMICS OF TENANCY
LAW AND ESTATE MANAGEMENT:
BEING A COURSE OF PUBLIC LECTURES
DELIVERED IN THE UNIVERSITY OF
ALLAHABAD, FEBRUARY TO APRIL, 1921**

**BULLETINS OF THE
ECONOMICS DEPARTMENT
UNIVERSITY OF ALLAHABAD.**

The following Bulletins are still in stock and may be obtained from the Head Clerk, Economics Department, University of Allahabad, on remitting the price shown, which includes postage :—

1. **Economics in India.**—Inaugural Lecture, by Professor H. STANLEY JEVONS. 1915. Post free As. 10.
4. **Departmental Library Rules**—(Economics Department).—Post free As. 2.
8. **Sources of Information.**—(A guide to students of economics undertaking research and field inquiries in India.) Post free As. 6.
9. **The Consolidation of Agricultural Holdings in the United Provinces.**—By Professor H. STANLEY JEVONS. Post free Re. 1-2.
10. **Annual Report on the Work of the Economics Department in the Session 1917-18.**—Post free As. 4.
11. **Prospectus of the Seminar and Research Course, 1918-19.**—[With list of books recommended (not printed again in subsequent years).] Post free As. 6.
12. **Report of a Conference of Teachers of Economics in the University of Allahabad, March 1919.**—Post free As. 8.
13. Ditto 1920.—Post free As. 2.
15. Ditto 1921.—Post free As. 4.
17. **Economics of Tenancy Law and Estate Management.**—Post free Re. 1-10.

ECONOMICS DEPARTMENT]

UNIVERSITY OF CALIFORNIA
[BULLETIN No. 17

THE ECONOMICS
OF
TENANCY LAW
AND
ESTATE MANAGEMENT

BEING A COURSE OF PUBLIC LECTURES DELIVERED
IN THE UNIVERSITY OF ALLAHABAD
FEBRUARY TO APRIL, 1921

BY

H. STANLEY JEVONS

M.A., B.Sc., F.S.S.

UNIVERSITY PROFESSOR OF ECONOMICS, EDITOR OF THE
" INDIAN JOURNAL OF ECONOMICS "

Allahabad

PUBLISHED AT THE ECONOMICS DEPARTMENT
UNIVERSITY OF ALLAHABAD

1921

97c

UNIV. OF
CALIFORNIA

CONTENTS

	PAGE
PREFACE	v
INTRODUCTORY REMARKS	1
LECTURE I.—GROWTH OF POPULATION ...	7
LECTURE III.*—OTHER ECONOMIC FACTORS ...	19
LECTURE IV.—LANDLORD AND TENANT ...	25
LECTURE V.—CONTROL OF RENTS ...	34
LECTURE VI.—ENGLISH TENANCY SYSTEM ...	46
LECTURE VII.—TENANCY REFORM IN THE UNITED PROVINCES	52
LECTURE VIII.—ESTATE MANAGEMENT... ..	83
LECTURE IX.—GENERAL POLICY	
APPENDIX	103

*A regrettable mistake has occurred in the numbering of the Lectures so that there is no II. On page 34 for IV read V.

UNIV. OF
CALIFORNIA

PREFACE

This Bulletin contains the substance of a course of public lectures delivered in the University of Allahabad during February, March and April of the present year. It will be obvious that some of the lectures are not printed in full, but are more or less summarised. A few parts, more especially a review of the history of the land legislation in the United Provinces, which is accessible in other books, have been omitted altogether; and there has also been some re-arrangement of the order in which the subject-matter is presented. Otherwise the contents of this volume represent the lectures as delivered.

It might perhaps have been advantageous if some review of land systems in other foreign countries besides England had been included in the lectures; but I felt that this would unduly enlarge what was already an extensive subject. I have attempted to remedy this defect in some degree by including in an Appendix to this volume a list of books which give some description of the tenancy systems of other countries, together with occasional extracts therefrom and some comments.

After reading through the lectures again in proof, the conviction grows on me that the agrarian problem in India is of deeper significance and greater importance than was indicated anywhere in my lectures. I seem to see it now as the great political question which will emerge as soon as the constitutional strife is laid to rest. It is essentially an economic problem; and one that will affect the very roots of the future prosperity of India. I think the general tendency of unenlightened public opinion will be to favor peasant proprietorship in its broad sense, including tenants with fixity of tenure as well as those holding proprietary rights. The controversy as to the respective merits of large and small holdings as a system of agriculture, will rage here

as in other countries. An outcry will be raised against depopulation when large farms are created. The greater the pressure of the population upon the land the greater will tend to be the restrictions imposed by law upon the freedom of landlords. In favor of the policy of peasant proprietorship will be urged its apparent success in France and Belgium, and the modern movement for the re-creation of small holdings in England.

I feel it necessary to point out here that such arguments will be wholly fallacious, because they do not take into account the very different economic conditions prevailing in Europe. The British Isles and all the Western countries of the continent of Europe—Germany, Holland, Belgium, France, Spain and Portugal—are essentially countries with a maritime sea-board; and their economic development during the past fifty years has been largely conditioned by the growing cheapness of ocean transport. The cultivation of the small holdings in France, Belgium and Germany could never supply the food required by the present population. These countries, as well as England, normally draw a large part of their food-supply from the most distant parts of the world. Wheat comes from Russia, Canada, the United States, the Argentine and Australia; meat from North and South America, Australia and New Zealand; eggs and dairy products from Russia, Australia and Canada. The main fact, however, is the large importation of wheat; the cultivation of which is uneconomical on small holdings in Europe. The peasants of these countries are devoting themselves more and more every year to specialized products—potatoes, vegetables, fruits, herbs, sugar-beet, tobacco, and a host of minor products, a demand for which has been created by the growing populations of the cities.

How different is the situation in India! In normal years we export wheat and rice. It is almost inconceivable that India should ever become a country importing food-stuffs; for by the time our industrial development shall

have proceeded far enough to reverse our position in the world's markets, countries which now export wheat will have little, if any, surplus after feeding their own populations. Whatever surplus there may be will be bought by Europe and the United States, not India. Hence we must look forward to relying for all time on our own production of foodstuffs. In a land so fertile as India a system of agriculture developed to the extent prevailing in Western Europe could easily support a population of five hundred millions at a far higher standard of living than now prevails; but agriculture will never develop to that standard of living if the whole country is peopled with peasant proprietors on small holdings. They *must* go on producing foodstuffs by uneconomical methods, to the exclusion of the more profitable produce.

In some parts of India, therefore, [*large scale farming - must be developed.*] In other parts too every stimulus will be needed to raise the productiveness of agriculture. My opinion is that success will only come by accepting the circumstances as we find them. [Where a landlord class exists the most rapid means of progress will be the education of that landlord class to exercise its true function in the direction and improvement of the agriculture of the tenants.] [Where no landlord class exists the most fruitful agency will be a co-operative organization of purchasing and sales societies, combined with numerous agricultural instructors maintained by Government or otherwise.] If the landlord class can be induced to take an active interest in the promotion of agriculture, there is no doubt in my mind that a higher standard of production will be reached more rapidly in *zamindari* tracts than in *ryotwari* areas. I believe that this outcome is not only possible but is the most practicable if people would only realize the nature and urgency of the problem. It is this conviction which is the justification of the point of view which I have taken throughout these lectures.

H. STANLEY JEVONS

UNIVERSITY OF
CALIFORNIA

