

THE PEOPLE'S ADVOCATE

PROGRESS

An Australian Journal to Advocate the Rights of the People in the Land

POLICY: 1. APPROPRIATION OF LAND VALUES OR GROUND RENT AS PUBLIC REVENUE.
2. THE ABOLITION OF TAXES NOW IMPOSED UPON LABOR AND LABOR PRODUCTS.
3. PROPORTIONAL REPRESENTATION FOR ALL ELECTIONS.

No. 574 Registered at the G.P.O., Melbourne, for transmission by post as a Newspaper. JANUARY-FEBRUARY, 1956 Price 2d. Subscription 2/- post free. per annum. A. R. Hutchinson, B.Sc., Editor. Abroad: 3/- per annum.

CURRENT COMMENTS

NEW YEAR MESSAGE

"A great wrong always dies hard, and the great wrong which in every civilized country condemns the masses of men to poverty and want, will not die without a bitter struggle." So says Henry George in *Progress and Poverty* (p.289 of the 52nd anniversary edition). He says, also (p.234) that the remedy that would remove it "must fight its way, inch by inch." Of the temporary discouragement that comes from the immediate results being incommensurate with the efforts made, he reminds us, (p.393) that, "For the man who, seeing the want and misery, the ignorance and brutishness caused by unjust social institutions, sets himself, in so far as he has strength, to right them, there is disappointment and bitterness. So it has been of old time. So is it even now."

MAKING CRIMINALS OF CITIZENS

"Commonwealth Gazette," No. 54, of 27/10/55 shows the extent to which citizens are forced by bad laws and regulations to become criminals, although committing no crime against society.

Six full pages are occupied in listing penalties imposed on 341 individuals listed for breaches of the Customs Acts. Most common of the offences were "making in a document produced to an officer a statement untrue in a particular," "importing prohibited goods;" unlawful possession of prohibited imports;" "smuggling;" "moving without authority goods subject to the control of the Customs;" penalties usually carried forfeiture of the goods as well.

Trade is natural — an essential part of the process of division of labour by which our complex society has arisen and continues to exist. In seeking to import goods those concerned, (except where drugs are concerned) are performing a useful service which will enable their fellow citizens to satisfy their needs and improve the general standard of living as well as their own. The offences they have committed are not moral crimes, but infringements of arbitrary regulations that cut across the beneficial processes of trade.

TIMBER AND TARIFFS

The Tariff Board's Report on Timber (17/2/55) contains an appendix setting out the complicated regulations for the imposition of tariffs on timber. For instance, duties on plywood may range from 32½% to 57½% (or from 3/9 to 7/- per 100 super feet) according to country of origin. For veneers the range may be from 12½% to 37½%. With logs, some classes are duty-free; for others, there is a levy of 4/- or 4/6 per 100 super feet. Some classes of undressed timber are not subject to duty; for others there is a duty ranging from 1/- to 12/6 per 100 super feet, according to country of origin, nature of timber, etc.

When it is realized how extensively timber is used in buildings, schools, churches, hospitals, cupboards, etc., the potent effects of such impositions in lowering living standards and boosting costs can be understood more clearly.

ASSESSING WATER RATES

I consider "M.G." (25/10) is right. The method of assessing water rates is absurd. No public rate should be based on value of building, which is the result of the owner's own effort, but on land value, which is the result of community services.

If a person lives in a dilapidated property he is rewarded by low rates, but if in a well-developed and maintained property he is penalized by high rates.

The provision of water and sewerage services is reflected in land value, and the owner of vacant land pays practically nothing towards the cost of such provision — the property owner pays high rates to provide such services.

According to a recent review by the Metropolitan Board, there are over 50,000 vacant blocks in areas where water and sewerage are available. In general, this land is held for high speculative prices, mainly on ground of services available, for which they have paid practically nothing, the rates being levied on net annual value.

Metropolitan Board rates should be based on unimproved land value, as is the case of council rates of the more progressive municipalities in Victoria.

More than half of the metropolitan area is now on site-value rating, and "M.G." (in Mitcham) ought to agitate for Metropolitan Board rates to be similarly levied.—(Cr.) J. H. Morris, (President, General Council for Rating Reform, Melbourne).—"Age," 28/10/55.

MELBOURNE CITY BUILDING BOOM

There is an unprecedented boom in building in central Melbourne at present. Old buildings are being pulled down and rebuilt in some cases; substantially remodelled in others; while in others again, additional storeys are going on to existing buildings. The fact has been commented on by the daily press, but not the reasons.

The extent of development is seen in the building permit returns for the year ended 30/6/55 compared with the previous year shown in brackets.

Alterations and Additions, 569, valued £2,142,469 (484, £928,601); All Buildings, 611, valued £4,527,979 (512, £2,115,983).

Melbourne still rates upon buildings and improvements, and this is found to inhibit development. How then does it happen that there is this boom at present?

The cause of the development is the increase in State Land Tax, due to increased valuations and the increased rates of tax applied by the State Government when the Federal Land Tax was discontinued. The State Government applied increased rates to absorb about 75 per cent. of the yield that would have been given by the Federal tax. The exemption for the State tax was much lower than the Federal, so that practically all central city buildings and many inner suburban ones also are now affected by the tax with pressure towards economic development.

Simultaneously, the controls on building were removed and the combined effect is to stimulate development.

TARIFF TAXERS' TRICKS

Twisting the Meaning of Terms of Trade

"Sydney Morning Herald," (7/5/55) carried a report from Canberra that "Australia had another big trade deficit in April" because during that month "imports exceeded exports by £15,300,000." Spotting the old trick in language, Mr. A. G. Huie promptly wrote to politicians, in particular to all Senators — such as Senator J. A. Spicer, close associate of Mr. R. G. Menzies.

Enquiry by Letter

Why does vicious protectionist propaganda appear at Canberra with all the appearance of official approval? What are these imports? They are payment for our exports so that export producers can live and pay wages to their employees. Imports are income.

An excess of imports is called an "unfavourable" balance of trade. Yet the goods received are of greater value to Australia than what is sent out of the country. The transaction brings a net increase in value. Why then is it said to be "unfavourable?" Imports

are payment. A country is not enriched by the goods it exports, but by the income it receives in payment for those exports.

Cause and Effect

Imports are due to three main causes. First, payment for exports; second, capital goods coming here for equipment of industry by an investment to help develop our natural resources; third, the proceeds of the Government's dollar loans from International Bank.

Do you say that any of these reasons for imports is wrong? If receiving an excess of imports is wrong, then why does your Government raise dollar loans to swell the so-called "unfavourable" balance of trade? Tell me, why is it "unfavourable" to receive imported capital coming here for investment, thus to employ labour? Tell me, why it is "unfavourable" to receive the imports which are the proceeds of loans granted for developmental purposes? Tell me, has Britain a huge credit standing here on account of its "excess" exports to us?

UNPRINCIPLED TAXATION

"The Herald," 7/1/56, contains an article entitled "Taxation by Guesswork," descriptive of the Italian income tax system.

The citizen makes an income tax return. The municipal tax collector sizes up the taxpayer's visible possessions then makes his guess anywhere from two to 30 times as high and makes up a tax bill accordingly. There is then long argument and inevitable compromise.

The system invites falsification and corruption. It is stated some tax assessors are kinder than others — which in turn is an admission that the estimates of the tax assessors are capricious. Evidently the citizens are expected to falsify their returns and officials work on the assumption that they do.

It sounds ridiculous with the Italian examples given, but are we much better? Perhaps our citizens do not understate incomes to the extent of the Italians, but the system is still capricious. Some citizens can hide the true extent of their income. Those on fixed salaries and incomes cannot do so. Some put in honest returns, others falsify heartily and take the risk of being caught. There is gross injustice in treatment between these various classes of citizens.

Nor does our government accept the tax returns without question any more than does the Italian.

We have now got down to the point where they do not accept actual income received. The press recently reported that British barmaids were irate because the tax department assumed they had free drinks offered them and charged these as income. They worked on the law of averages — not facts. It was pointed out those who declined to accept drinks under this system were being falsely assessed.

Similarly it was seen here that tax assessors were adding to the actual salary of waiters an estimate of the amount they would get in tips. Again this is all assumption on the law of averages.

But those that don't get the average are robbed under such a system.

The tax people can't prove they did receive them — the waiters can't prove they didn't.

This all shows how unsuited is income tax as a means of finance. It fails on the test of certainty in amount and equity in treatment between citizens. How much more suited as a revenue base is the value of land. Land cannot be hidden. Even when covered with buildings we know it is there and its value can be assessed within narrow limits. It is the natural and proper source from which revenue should be drawn, leaving the citizen in full possession of the results of his own labour.

Income Tax Rates

Perhaps on balance the Italians are better off than our citizens since their highest scale of income tax is only 25%.

The same newspaper records the story of an American film star, Mr. Basehart, who left Hollywood to join the Italian film industry, despite the language difficulty.

He says he makes more money working in Europe. The first 20,000 dollars of his income is tax-free in Italy. In Hollywood he just about broke even. Now, for the first time in his life, he is actually saving.

Taxation Millstone

Some years ago, Peter Dawson said he wanted to retire, but he just had to go on working to pay the arrears of income tax.

The press now records that Joe Louis wrote that he owed the Federal Government well over 1,000,000 dollars (about £446,000) in taxes. His purses during his ring career totalled 4,600,721 dollars (about £2,056,572). He did not know the exact amount he owed and did not think he would ever be able to pay it. He had stated earlier that he was driven to make his last come-back attempt by the need to earn more to pay the tax.

Perhaps the public may have little sympathy with these top-liners and will consider it their own fault if they failed to put aside provision from current earnings to meet tax. But these are only extreme examples of what is occurring every day with much more humble citizens. It is the difficulty that any big income earner is liable to face as soon as his big income ceases. Failing health, accident, a bad investment, loss of employment, can do it.

Unless they have actually set aside for the purpose, they are in the red as soon as income falls, since they will owe at a high tax rate without ability to meet that last year's bill.

Land-value taxation is free of retrospective action. It is due on the land as it stands. Even if income falls, there is still ability to meet it, for it can be sold and there will still be a tidy capital sum available to the owner after paying tax.

FEDERAL ELECTION NOTES

MENZIES' PARTY HAS BOGUS MAJORITY

Reports of results show that the Menzies' Government has won the Federal Elections with a great majority for the House of Representatives. For the Senate they will have to be careful not to offend the small Anti-Communist Party holding the balance of power.

The "Sydney Morning Herald" reported that the votes for the Government candidates were only about one per cent. more than for A.L.P. candidates. But the Government got 74 elected and the Opposition only 47 with one district outstanding. Put in another way, while Government candidates had only a small aggregate majority of votes, they had the luck to get a large majority of their candidates elected.

Single Member Districts at Fault

The reason for such lop-sided results is the single electorate system. The distribution of electorates was up-to-date. When the Chifley Government introduced P.R. for Senate elections it saved the situation for its Senate candidates. Had it also provided for electoral justice for the House of Representatives it would not have been slaughtered on the 10th December last.

Politicians do not give the proportional system a fair trial. They tack on to it conditions which confuse electors and lead to excessive informal voting. Then they condemn the system because of the unsatisfactory working of provisions which should not be attached to it.

Ballot papers should be in proper alphabetical order. It is best understood by the people. All lists are in that order. No party or faction lists should be on ballot papers. Electors should have freedom to number as many candidates as they wish — the number one opposite a name to constitute a formal ballot paper. All concerned with elections should advise numbering as fully as possible.

By-Election

When a casual vacancy occurs through death or resignation the ballot papers of the late member, and any other ineffective papers, should be recounted for the next available preference. In that way the positions established by the electors would be preserved until the next general election.

If the result of the Senate elections is not to be proportional, thus correctly reflecting public opinion, the only alternative is disproportional representation. The so-called Senate system which was used for nearly 30 years with little or no complaint produced some absurd results. The Labor Party, during one term had only the late Senator Gardiner to represent it — 35 to 1.

Electors Kept in the Dark

The reports of final results in the press appear in such scrappy and incomplete form that it is difficult to show just how the people are represented. It would

appear, however, that it took about 27,300 votes on the average to elect a Government supporter, compared with 43,800 to elect a member of the Opposition.

While P.R. has given true results for the Senate, the House of Representatives is seriously lop-sided in favour of Menzies & Co. The majority is excessive and the Opposition will be incapable of effectively playing its part in our system of Government.

Party leaders overlook one important fact in their anxiety to monopolize representation. The right to vote belongs to the elector, not to a party. For its exercise, he is entitled to results — someone to represent his point of view. In the recent elections

the Anti-Communist Party did not elect one member to the House of Representatives. It had substantial support, but this was too widely spread among many single member districts.

It could only be effective for the Senate with P.R. in Victoria. If the people were properly represented in the House of Representatives, as is only possible with P.R., it would tend to lessen extreme party hostility now seen in public life, and to bring in a measure of co-operation in the Government of the country, now lost in senseless party warfare.

—A. G. HUIE.

MOORABBIN BUILDING BOOM

Remarkable Development Since Adoption of Site-Value Rating in 1946

From Article by Harry Perrott in "Argus," 9/9/55. Property Section.

Moorabbin, the early market garden of Melbourne, has grown into the fourth largest city in the State. Population has increased from 29,236 in 1947 to 65,276 — 36,000 in seven years.

The municipality has an area of 21 square miles and a large section on the east side of Warrigal road has for some years been zoned as a "green-belt" area.

Factory areas are confined mainly to the wide main roads and to an area in the centre of the municipality generally bounded by South Rd., Warrigal Rd., Keys Rd. and Chesterville Rd.

Moorabbin's development has been greatly influenced by the influx of big industries in the past 10 years.

Big industries have acquired large sites and attractive factory buildings have been erected, surrounded, in most cases, by gardens. They have in no way detracted from the residential attractions of the district.

Buildings Mushroom

For some time Moorabbin has headed the monthly list of permits issued for new buildings.

In the past five years, ended June 30, permits were issued for 6,789 new homes, valued at £18,680,281, and for other buildings, 617, valued at £4,235,972.

The council has a big programme of street construction before it. Contractors are at present working on 68 streets. Cost of roadmaking, including concrete channels and footpaths, averages at present about £4/10/- a foot frontage.

Before any subdivision is passed, and the land sold, the council now requires roads be formed and concrete channels and drainage be provided by the owner.

Rates are based on the unimproved value — the value of the land only — and in the Moorabbin ward, are 6½d. Rates collected in the past five years have increased from £92,000 to £270,000.

Minimum area for a residential site is 6,300 sq. ft. and for a house 10 squares. The average size of houses being built is 11 squares.

Moorabbin's old market gardens — some of which have been held in the one family for more than 100 years — have become veritable goldmines for their owners.

Early this year three of these old gardens were sold in subdivision totalling 244 home sites for a total of £151,413.

One of the most important pieces of news for home-site hungry folk is that four more of these old market gardens are to be subdivided and sold at auction.

In East Boundary Rd., near South Rd., the Phillips Estate of 50 blocks will be offered before the end of the year by Mr. W. Schulz.

Bentleigh Sites

A 35-acre property of A. and H. Marriott, on the corner of South Rd. and Chesterville Rd., will be offered by Mr. Schulz, in about 175 blocks.

Mr. Robert Marriott's property in Centre Rd. will be subdivided into 118 blocks, and Mr. H. Marriott's garden on the corner of Centre and Mackie Rds. into 128 lots.

In Bentleigh, odd building blocks, in made streets with sewerage, are available. Between the railway and Jasper Rd., prices are from £1,500 up; between Jasper and Tucker Rds., from £1,250 to £1,500 — about £25 to £30 a foot; and between Tucker Rd. and East Boundary Rd., from about £850 to £1,000.

Near Moorabbin station, home sites are becoming scarce, and in made streets with sewerage, sell at from £1,000.

Odd building blocks on the west side of the railway at Highett are priced at about £700, and on the east side, with no road or sewer, at about £8 a foot, or £400 a block.

In the older section of Bentleigh, near the railway, brick houses sell at about £6,000 and timber at £4,500.

Highett Rd., between the station and Nepean Highway, has rapidly developed as a shopping centre.

New lock-up shops being built are quickly sold or leased. Sales have been at £4,500 and £5,000 and £10 a week rent paid.

Vacant sites are valued at about £150 a foot.

The city council has adopted a policy of defining new shopping areas, limited to about 10 or 15 shops, in developing areas. The aim of the council is to have

these small, self-contained blocks about half a mile apart, so that housewives will not have to walk far to shop.

An indication of development in the district is the decision of the railways to build a new station at Pattersons Rd., between Benteigh and Moorabbin.

MAJOR ADVANCE IN BRAZIL

From "Square Deal," November, 1955, we learn of two notable advances in Brazil in the practical application of Georgeist principles. The quotations are translations from the French journal, "Terre et Liberte."

SÃO BERNARDO

Dr. Fernando Nobre writes: "I am happy to inform you of a victory which we Georgeists have won in Brazil, result of the propaganda which I have been making for over a quarter of a century. Mr. Lauro Gomez, having been elected Mayor of Sao Bernardo, an important industrial centre near Sao Paulo, has applied the Single Tax, and we may be proud of the results already obtained. At the end of the first year of its application the tax collection had increased by four to five million cruzieros (75 cruzieros equal about \$1 Canadian) and now, at the end of the second year it reaches about 50 million cruzieros. The system has been applied with scrupulous honesty and intelligent initiative, in favour of the population, which now enjoys the best of public services. It has even caused further increase of the price of land to extraordinary figures."

NEW CAPITAL "BRAZILIA"

"Now it has been decided to build a new Brazilian capital, to be called Brazilia. (Rio de Janeiro, so attractive for its natural beauty, will remain the tourist square miles) has been reserved in a large central plain, and the corner stone of the project has already been laid. All the land in this expanse has been expropriated, becoming a National Estate, and preventing speculation in land.

"Here we perceive the admirable plan of the great apostle of Georgeism, Engineer Odilon Benevolo. The Government reserves for itself the rent of the land, which from the beginning was public. Here the National Government can anticipate and provide from the first for all exigencies of social needs without ever resorting to imposts according to the contributory system in vogue over almost the whole world.

"Land sites may be obtained by all the inhabitants on payment of the annual ground rent. They are guaranteed permission to retain all profits and advantages from improvements they make, secure possession of all wealth and gain resulting from individual effort. By this plan, funds usually spent to acquire landed property can be made to function

productively and land speculation, exploitation of the workers by landowners through excessive house rents or in any other way, and increase in the price of the soil will disappear. The big landowners will dwindle away. The overcharges through the general exactions of the taxgatherers which weigh so heavily on the citizens will be done away with."

The system described is, of course, essentially that in force in the Australian Capital Territory, including the capital city, Canberra.

Both these developments are important. That in Sao Bernardo is probably the more immediately so, since it applies the principles directly to an existing city whose example may appeal to others. The "Single-Tax" referred to will be for local government needs and presumably will not cover any State taxation in force. This is the best advance yet recorded in South America. Site-value taxation has been applied in several Argentine provinces previously, but the rate has been limited to a very low figure.

NORMAN CASSERLEY

The world tour by Norman Casserley for the Henry George School of Social Science seems to be fruitful. He reports favourable opportunities to open schools in many places and seems to have done particularly good work in India.

In view of the imminent danger of the "landless," and therefore poverty stricken, countries to our near North leaning politically towards Communism, this news of a counter move is encouraging. The common rights to land can be regained only through our policy of public collection of the site rents. "Charity" by the wealthy to the poor would be transmuted into justice and the clamour for revolt would be stilled.

MATHER SMITH

From "Square Deal," we learn that Mr. Mather Smith, who for a good many years was tireless in promoting Georgeist principles through letters to the press and by whatever other means offered, died in Johannesburg on 6th August at the age of 81. In association with Judge F. A. W. Lucas he published an excellent little quarterly, *The Free People*, printed in both English and Afrikaans. He saw clearly the dangers inherent in the unjust and oppressive rule of the present government; in one of the last letters received from him he remarked: "South Africa has become a good country to stay away from."

SITE VALUE RATING

DEMANDS FOR ADOPTION PRESSED IN MANY PLACES

ARARAT

Notice of motion was given by Cr. J. Brewster in Ararat Council to introduce site-value rating by council resolution.

This motion was defeated by five votes to four. We understand the minority of four councillors now have taken action to sponsor a petition for a poll of ratepayers with a view to this change.

DAYLESFORD

A public meeting is proposed early in January to discuss the relative merits of rating systems. It is probable that a demand for a poll will follow.

MORWELL

Initiated from the Morwell South Progress Association, a petition is now in circulation in the Morwell Shire.

TRARALGON

Following a letter in "Traralgon Journal," on the need for site-value rating it is understood that a petition is in circulation in that Shire.

BROADMEADOWS

A petition was presented last year in this Shire, and a poll should have been taken last August. The Council claimed it was unable to complete the valuation in time (although it does not seem to have made much of an effort about it). It sought permission to defer the poll. Before decision was given on this, it raised the legal point whether the petition would have effect since portion of the Shire was severed.

It then handed back the deposit to the sponsors, apparently in the hope they would now forget about it.

However, although it is considered the Council's action was clearly illegal and high handed, the combined Progress Associations decided to get a further petition to put it beyond all argument.

They gained over 1700 signatures (approx. 1400 needed) and presented the petition in December.

WANGARATTA

The extraordinary events in this Council reported in previous issues came to a head suddenly, early in December, when Cr. Ronald Petty took legal proceedings to have three "Nolan Group" councillors ousted from office on the grounds that they held contracts to advertise in a news-sheet published by the Council.

He told the court this contained radio advertisements by Nolan Bros. and an Olympic pool advertisement "donated by Campbell the Chemist." He stated in affidavit that the three men were elected to Council as members of the Ratepayers' Protection League (which had been formed to oppose site-value rating at the previous Wangaratta poll). They had since consistently voted as a united body at Council meetings.

The three councillors admitted the correctness of the charges by sending their resignations as soon as

court proceedings commenced. They were followed a few days later by resignations of two more councillors identified with the group.

This left the extraordinary position of five resignations out of nine officers. The vacancies were filled by bye-elections.

We reported earlier a monster public meeting in August, which demanded the resignation of the "Nolan Group of Councillors" and signed a petition for site-value rating. The councillors did not accede to the wishes of that meeting. They have now been compelled to retire with ignominy.

CLARENCE (TASMANIA)

"Hobart Mercury," 21/11/55 reports dissatisfaction with annual value rating discussed at a general meeting of Bellerive Ratepayers' Association.

Members protested against the anomalies that occurred with service charges under the present method of annual value rating, particularly where home-owners were placed on a higher rating basis because of improvements they might have carried out to their properties.

Cr. Frawley suggested that levying of rates on the unimproved site valuation of property, and not annual rental, would be the fairer and more satisfactory system.

It would obviate persons being penalised for any improvements made to their properties, as well as the anomaly of service charges. It was decided to ask the Clarence Council to investigate the possibility of introducing the alternative system of rating.

DEVONPORT (TASMANIA)

Cr. Churcher gave notice of intention to move for adoption of site-value rating other than for water and sewerage. Before this came up for discussion, it was withdrawn, as it was found not legally correct. Apparently in Tasmania, whatever system is used must apply to all rates. We don't know yet whether an alternative motion has been moved for full site-value rating or whether reactionary interests can sit back in comfort at the thought they have averted reform for another year.

SOUTH BARWON SHIRE

"Geelong Advertiser," 22/1/55, recorded that building was booming in South Barwon Shire. For the first time in its history the value of building permits for a year exceeded £1,000,000. The 681 permits issued for the 12 months to 31st December amounted to £1,072,644.

"There were indications that the record figures of the past year would be eclipsed in 1955. Subdivisions of land continued to be made, and there is a continual stream of notifications at municipal headquarters of changes of ownerships."

This record activity was attained in the first year of site-value rating in South Barwon, which thus duplicates the general experience of the effects of the changed rating system.

SOUTH AUSTRALIAN NOTES

Payneham will hold a poll of ratepayers to decide the basis on which they will pay rates. At a public meeting in the Masonic Hall on 13th January, Mr. Vernon Shephard, of West Torrens, is due to affirm that buildings put up by the owner should be rated, the better the building, then the heavier the rate charge. But vacant blocks with all municipal services provided by the Council should only pay a small rate. The veteran, Mr. E. J. Craigie, will claim Municipal Justice for the owners and tenants of well improved properties and collection of a fair share of municipal costs from benefits received by owners of vacant blocks, long frontages and valuable shopping sites.

Meanwhile the Town Clerk has hatched a new notion by preparing a tentative assessment for rates on site values varying from 3½d. to 6d. in the £1, which is a violation of principle since the valuations should take care of any variation in benefits received.

The mayor of Campbelltown was sacked by the ratepayers when he prevented a poll on Site-Value Rating. So now the poll will be held after the new State Land Tax assessments are ready — about April.

Encounter Bay District Council raised £105,478 by rates on Annual Rental Values in 1954-55 with a rate of 2¼d. in the £1. The Town Clerk now reports that an extraction from the register of figures for land values showed an assessment of whole district totals £1,322,558, and that a rate of 2½d. in £1 will give a rate revenue approximately the same as the current year. It was resolved by Council that consideration of the land values assessment be deferred until January meeting.

Burnside

There are still 2,000 or more vacant blocks in the Burnside area, but Burnside Council still refuses the ratepayers the right to express an opinion on best basis for collection of municipal revenue. Yet the Mayor, Mr. J. H. Parkinson, reports that Memorial Hospital block of 4½ acres, valued at £9,500 in 1944 was now worth £50,000. Then Burnside councillors agreed that citizens should buy back their own values by paying £16 a ft. for a vacant allotment adjoining the Miller Reserve.

Does Burnside Council wish to keep a botch system of rating which places heavy penalties upon ratepayers who improve their holdings and make them pay pounds while the vacant block holders pay only shillings? And will ratepayers let them continue this anti-social practice?

To Our Readers . .

This journal is issued at a nominal charge of two shillings per annum including postage within Australia. This charge is much below actual cost, but is kept low to bring it to as wide a circle as possible.

The difference between nominal price and actual costs is absorbed by our members in their subscriptions. If you consider our principles and policy are worthy of support you are invited to become a member of the Henry George League, for which the annual subscription is a minimum of ten shillings per annum. In this way you will help us to extend our message to new readers.

PIONEER REFORMER: J. P. JONES

We record, with regret, the loss to Victoria by the death of Hon. John Percy Jones at an advanced age. He was a Tasmanian, born at Hobart in 1872, and as a boy was thrown upon his own resources.

Tasmania, from its first measure of self-government to present time lies in the grip of land monopoly. Twenty families control the economic life of the State and have their own "Upper" or Superior House of 16 members, which still overrules the Peoples' House of Assembly. Being without influence, the youth had to endure the hardships of being an "outsider" in his native land, and experienced the tough conditions where monopoly is the creed of the government. In later years, he used to speak of these inflictions on young people which, naturally, made him a determined reformer.

Frustrated in Tasmania, young Jones came over in the eighties to Victoria, where tariff taxes, called Protection, had made "Marvellous Melbourne" a paradise for the working man. He got his first job delivering meat for a butcher by pushing a hand truck.

Meets Henry George

In 1890 Henry George came to Melbourne and J. P. Jones, then 18 years, attended the lectures. Meeting Henry George in the street, the young man stopped him to say that he had been at the lecture on the previous night. Henry George must have been impressed by the youthful listener, for J. P. Jones, years afterwards, always recalled with pleasure the kindly and considerate manner in which Henry George conversed with him on that occasion.

At the famous debate in the Exhibition Building on Free Trade v. Protection between Henry George and W. A. Trenwith, one listener was J. P. Jones, and 65 years later he was one of the few survivors of the huge audience. Thus stimulated, his early interest in political questions never flagged.

Prepares for Reform

To gain the education of which he had been deprived in earlier life, J. P. Jones attended night classes and took a particular interest in economics. He was closely identified with the new Socialist party, the early Labor movement and the "Tocsin" newspaper. In business life he built up a city tailoring business and prospered in that as in other activities. Looking towards Parliament, he saw that the "Upper" House enshrined privilege and maintained monopoly. It was necessary to win seats in the Legislative Council in order to allow the Lower House, or People's Assembly, to give effect to its measures. Hence in 1910 he won election for East Melbourne to the Legislative Council. In the short-lived Elmslie Labor Government of 1913 Hon. J. P. Jones was a Cabinet Minister, and likewise in later Labor ministries between 1927 and 1935.

Rating on Land Values

One of the measures promoted in the People's Assembly but thrown out by the Privilege Council was the reform of local municipal government act to permit such municipalities desiring to do so to exempt all buildings from rates and make long frontages and

vacant blocks pay a fair share of local rates. For years the Privilege Council had shielded these monopoly interests. Before 1920 Hon. E. L. Kiernan had battled his way into the Legislative Council to promote this much needed reform. He found that Hon. J. P. Jones was a staunch colleague and was of great assistance in securing the passage through the Legislative Council of his measure to establish the modern municipal system of Rating on Land Values in Victoria.

Held His Course

During the depression of 1930-31 the Hon. J. P. Jones was prominently identified with the all-party "Premiers' Plan." During the political upset of 1932 he was excluded from the Labor Party for adhering to the Plan, and continued as an Independent.

His death at the age of 83, writes Mr. Kiernan, "removes from Life's stage an outstanding political figure, an able colleague and a dear friend."

GEORGIST PRESS DIGEST

"The Standard."—November, 1955 issue is enlarged celebrating the jubilee of the publication. It contains many items of particularly interesting reading. Among these is an article on the progress of Georgeist principles in Argentina. It also quotes the views of world renowned authorities on Henry George's principles.

There is a tribute from Mr. Allan Fraser, M.H.R., on the 50th anniversary of "The Standard."

December, 1955 issue contains a page of digested items of "news that did not reach the dailies."

"Land & Liberty."—August, 1955. Reports British Parliamentary debates on land value taxation and rating; quotes Toronto "Globe & Mail" leading article, 27/6/55, calling for land value taxation; reports publication by the British Labor Party in its "Viewpoint" series of a 32 page pamphlet by Mr. R. R. Stokes, M.P., entitled "The Rating of Site Values"; reports a motion by Mr. Stokes, Labor M.P., seeking optional powers for councils to rate site values, defeated by 168 to 120; article on City Land Values and Town Planning, reprinted from "The Statist."

October, 1955. Reports the International Conference on Land Value Taxation and gives resume of the papers presented; gives a detailed report of Land Value Taxation in New Zealand.

"Henry George News."—October, 1955. Contains an informative article by V. G. Peterson entitled "Land to the Tiller," surveying land reform in various countries; reports on the results of the world tour of Norman S. Casserley.

"Square Deal."—November, 1955. Contains news of notable advance in site-value taxation in Brazil and encouraging development of Georgeist activity in Hayti; records an interesting address by Judge F. A. W. Lucas on South African problems arising from land monopoly; an appreciative article on Henry George principles by Toronto "Globe & Mail," 17/10/55.

GENERAL MOTORS-HOLDEN'S OPPOSED TO HIGHER DUTY ON MOTOR PARTS

Re-affirmation of the company's policy on automotive tariffs was made recently to the Tariff Board at Melbourne by the Managing Director of General Motors-Holden's Ltd., Mr. Earl C. Daum.

He said that when GMH began manufacturing Holden vehicles, it did not request any increase in duties, nor a bounty, nor any other form of added protection, nor has the company asked for any since then.

In fact, as the board knew, GMH has opposed several requests for increased duties.

Mr. Daum said he would like to repeat that GMH is in favour of lowering barriers of international trade, whatever form they may take, as a practical means of stimulating international trade for the increased benefit of the economies of the people on both sides of such international transactions.

In general terms, therefore, GMH would favour the lowering of Australian import duties, as well as a reduction in the tariff schedules of other countries applicable to Australian goods.

[The above extract from "Royal Auto," Nov., 1955, is interesting. It is good that GMH has not sought extra duties, and favours reduction in tariffs. But it should not be thought the Holden car does not contain high tariff content. The price is high because of that tariff. It was already high before GMH commenced manufacture here. To ask for more would have been rapacious.

The American General Motors firm has profited handsomely by our stupidity in imposing tariffs on cars. As the only Australian manufacturer, they have secured rich dividends. The limited local market would not stand other local manufacturers, hence competition is restricted to overseas firms able to surmount the tariff. There is no blame to GMH in this, but to ourselves.]

PROOF OF THE PUDDING

Usually it is easy to convince reasonable people that P.R. has real and important advantages over other methods of election. But some seem to think that P.R., like many other desirable things, belongs to a beautiful future so remote that it's hardly worth worrying about. The best cure for this tendency is a dose of cold facts. Let us remember that P.R. is in use on a large scale in many places, and in some instances has been used for years.

Next month, we shall use it to elect half of the Australian Senate. While the system previously used gave grossly distorted results, all the recent Senate elections with P.R. have reflected the views of the voters fairly and accurately.

The use of P.R. for over 40 years has given Tasmania an outstanding record of stable government. The parties, finding that they cannot force their followers into narrow party lines, have developed broad policies, and the "splinter parties" that our opponents always predict have never developed. Tasmanians

have found that the system works well, and have rejected attempts at change.

In 30 years use in Southern Ireland, P.R. has had a strong unifying effect. It has been used to elect the South African Senate since 1909. Several important American cities, notably Cincinnati, elect their councils by P.R., and in several instances dramatic improvement in the standard of government has been reported after its introduction.

In December 1953, P.R. was used for the first time in 137 local government elections in N.S.W. Recent reports from several districts indicate that it has given wide satisfaction.

P.R. is much more than a nice bit of political theory. It's a matter of practical politics, and its general use for all public elections is needed NOW.

J. F. H. WRIGHT, President P.R. Society.

HENRY GEORGE SCHOOL OF SOCIAL SCIENCE

By Robert Clancy

"Did you ever see," asked Henry George, in metaphor reminiscent of Orwell's *Animal Farm*, "a pail of swill given to a pen of hungry hogs? That's human society as it is." And he continued: "Did you ever see a company of well-bred men and women sitting down to a good dinner, without scrambling, or jostling, or gluttony, each, knowing that his own appetite will be satisfied, deferring to and helping the others? That is human society as it might be."

Most people accept as a fact that society must always be a "pen of hungry hogs." This abnormal condition is taken for normal and any hope or effort to bring about a more civilized state of affairs is usually scoffed at as "Utopian." And yet, most people do accept well-bred habits in their own circle of acquaintances as the normal thing and would regard greed and jostling as an abnormality.

At what point, then, does the other code of ethics or lack of ethics enter the picture, on what scale does it begin to operate?

It begins to operate when it comes to "making a living." At this point, the jungle begins. The economic problem holds the key to this situation.

It was the economic problem to which Henry George addressed himself. Why, in spite of progress, do we have poverty? His masterpiece *PROGRESS AND POVERTY*, which appeared in 1879, sought to answer this "riddle of the sphinx." Nowadays the word "poverty" has gone out of fashion, though Lord knows we still have plenty of it. But the basic problem that every one does recognize is essentially the same as in Henry George's day: the rat race to make a living, to make ends meet, to keep up with the standard of living; and perpetual economic conflict over wages, prices, profits and taxes. In spite of all sorts of social legislation we still have failed to solve the problem of equitably distributing wealth, though we improve daily our means of producing wealth.

Henry George, through a rigorously logical analysis pointed a way to the solution of this problem. Since it is a very basic problem, he gave it a very basic treatment. He found the main flaw in our system to be right at the foundation of all economic activities — the land. And he proposed a remedy that would open up natural opportunities to all producers on a fair basis and thus remove the underlying cause of our pen-of-hungry-hogs state of affairs.

George's remedy was: "To abolish all taxation save upon urban and rural land values." The vision of a better society, and this simple and sane means to bring it about, has inspired great numbers of people.

Today it is recognized by most Georgists that the way to promote George's ideas is through education, and this is the task of the Henry George School and its branches. More and more people are realizing each year that there is an answer, that it is worth working for — and that all is not hopeless, but that the attainment of a better-ordered society is within our grasp.

Summary of Progress

The Henry George School of Social Science was founded in 1932 by Oscar H. Geiger, in New York. The University of the State of New York granted the School a provisional charter in 1932 and an absolute charter in 1937.

Extensions of the School started in other cities in 1934, shortly after the death of the founder.

Today the School has a large headquarters building in New York; 18 active extensions in 10 states, the District of Columbia, and Canada; correspondence students in all states and many foreign countries; and sister schools in 6 foreign countries.

The School's name is registered in nearly all states. Extensions in Chicago, Boston, New Jersey, Los Angeles and San Francisco are separately incorporated.

Since 1932, the School in the U.S.A. and Canada has had over 65,000 graduates of its basic course in Fundamental Economics. Between 2,000 and 3,000 graduates are added each year.

Currently, about 500 volunteer teachers are serving in all School branches.

Progress is being made possible by contributions and bequests, and by the voluntary services of the School's many graduates and friends. York City, N.Y.

—From "THE INTERPRETER," March, 1955.

CONGRATULATIONS

To Mr. G. Forster, B.Sc., on attaining the further degree B.A. (including Economics). He can be heard on the Justice Party broadcasts and some of his contributions are printed in the booklet "Calling all Citizens."

THE WHITE MAN'S DILEMMA

This is the title of a brilliantly written little book by Lord Boyd Orr, who states the problem as he sees it with clear simplicity, yet with a wide range of background material in the 124 pages which highlights the theme of the book in an arresting way.

According to the author, the dilemma is this:—The white man "can attempt by force to maintain military and economic supremacy in which case he will be involved in an almost world-wide disastrous war, worse than Korea, the final outcome of which will be the downfall of Western civilization. On the other hand, he can, as Stringfield Barr puts it, join the human family and use his present industrial supremacy to develop the resources of the earth to put an end to hunger and poverty, with resulting world-wide economic prosperity in which case he would lose his superior power. This is a hard decision to make. To give up power goes against the grain, and all the patriotism and pride of race which has been dinned into him, revolt at the suggestion of equality of races."

Boyd Orr regards the production of food as of crucial importance. He stresses the alarming facts that there is less food per head of population than before the last war, and that the distribution is more uneven, some countries having more food per head now, but the majority less per head. He points out that more and more of the two-thirds of the world's population who do not obtain sufficient food are becoming aware of this situation.

Interesting facts about population trends are given. Thus, the population of the Soviet Union is expected to be 300 million in the next 50 years. Countries with rates of population growth in the rapidly expanding phase have about three-quarters of the world's population, and there are indications that in 50 years the world's population will be 4000 million. But in England and Wales, if the present trend continues, the population will fall from the present 42.5 million to 30.5 million by 2000 A.D. In the countries with rapidly increasing populations the proportion of old people will become higher and the characteristic stages of stability and decline will doubtless ensue, but the world total may reach between four and six thousand million before the growth is thus arrested.

Boyd Orr presents a gloomy account of the ravages of soil erosion. But he flatly rejects Malthusianism. He refers, among other things, to the huge projects of water control and hydro-electric power in U.S.A. and Russia. In Russia there has been undertaken the biggest engineering project ever attempted by man. The waters of the rivers flowing to the Arctic, Baltic, and Caspian seas are being harnessed in a unified plan, so that 70 million acres will be irrigated. Interesting cases of agricultural and technological progress are also cited. In Sweden during World War II, sawdust was converted into feeding stuffs for cattle, and food for people. Chlorophyll, which transforms solar energy into food in

plants, may be synthesized in the near future, i.e., food may be produced without agriculture.

Although science can deliver the goods, Boyd Orr recognizes that there are political obstacles. His remedy is a concerted, international plan, extending the work of the U.N. Food and Agricultural Organization. In reviewing past attempts at such plans, he mentions the favourable opportunity in 1946, which, however, was lost because, as Lord Horder said, member nations manoeuvred for position and power." In this, the U.S.A. and the United Kingdom must bear some of the blame.

However, any such international plan cannot succeed until land monopoly is abolished and trade barriers immediately lowered. In one or two places Boyd Orr refers to the desirability of freer world trade, and the pernicious results of economic nationalism in the thirties. He recognizes the harmful consequences of the increased productivity of Asian peasants being collected by landlords. But unless the twin evils of land monopoly and trade barriers are really grappled with, all the hopes raised by scientific progress and all the international good feeling that may be brought to bear on the problems discussed by Boyd Orr will be nullified. And this is what Boyd Orr does not adequately realize.

COUNCIL DRIVE FOR DEVELOPMENT A COMMENDABLE STEP

The Town of Castlemaine last August changed to the Site-Value basis of rating as result of a poll of ratepayers. The Council is taking advantage of this to enlist the co-operation of all citizens in a drive for civic improvement. The following is the text of a message to ratepayers printed on the official rate assessment notices.

TOWN OF CASTLEMAINE

As a result of a poll of ratepayers last August the rating system used by this Council is now changed to the Unimproved Capital Value (i.e. Site-Value) system. The first assessment notice under the new system is herewith.

Under the altered method of rating the basic rate upon the value of the land is increased but the value of the buildings and other improvements made by the citizens is completely exempt from Council Rates.

Your co-operation is therefore invited in making improvements which will add to the comfort and enjoyment of your own property, increase its sale value to you, and at the same time help this Town to develop and attract new citizens and opportunities.

We expect to see positive results from this progressive action.

JUSTICE PARTY SPEAKERS

Earlier in 1955 the metropolitan men's societies of one of the major Protestant denominations were circularized with a view to seeking opportunities to present the social philosophy of Henry George. Ten such invitations were received, plus two other invitations that did not arise from the circulars.

Ten different members of the Party participated in these addresses, either singly or in pairs. Average attendance was 25-30, including two meetings of 40, and another of about 70.

A class connected with the Council of Adult Education was also addressed.

Plans are under way to circularize a large number of branches of various organizations early in 1956. The co-operation of readers in obtaining opportunities to address meetings of organizations would be welcome.

GERMAN LAND REFORMERS PERSIST

From Germany comes news that things are under way again with our friends there. In the days before the war, the League of German Land Reformers was said to have 100,000 members. Although the leader, Adolf Damasche, may not have been a pure Georgeist, this organisation has been referred to as one of the few large groups that survived right through the Nazi regime, free from Nazi influence, to provide us with some positive remnants on which to build our social economic hopes for Germany today.—S.A.G.E., March-April, 1955.

SITE-VALUE RATING

Information Sources Available

The following factual surveys made by the Land Values Research Group on the incidence and effects of site-value rating are available from the League Offices, 18 George Parade and recommended to those seeking information on site-value rating. Postage should be added for single copies:

Rosedale (4d.).

Survey of farm properties in grazing shire.

Hamilton (4d.).

Residential, business and farms.

Greensborough (6d.).

Survey of orchard and poultry farm properties in Greensborough Ward of Heidelberg Municipality.

Warrnambool (6d.).

Survey covering all assessments in provincial City of Warrnambool.

Frankston and Hastings (1d.).

Balance Sheet showing incidence of rating systems in the rural ridings of the shire, mainly devoted to orchards.

Benalla Borough (2d.).

Covering all assessments.

"Social Effects of Municipal Rating" (2/6d.).

Book with 45 pages text, 56 photographs and tabular appendices. Survey made in Footscray.

"Reclamation of an Industrial Suburb" (3/6d.).

Municipal rating survey of Fitzroy. Book of 36 pages text and 96 photographs with comparative rates.

"Public Charges on Land Values" (6d.).

Survey of comparative development of Australian States according to rating systems used.

In addition the booklet "Municipal Justice" by E. J. Craigie dealing with merits of rating systems is available at 9d.

Notes from Various Sources

Contrast.—The greater the number of laws or judicial decisions, the smaller the number of rights. The Ten Commandments and the Twelve Tables were known to everyone, but who could comprehend the enormous complications of modern legislation?—Felix Somary in "Democracy at Bay." (New York: A. A. Knopf, 1952.)

Maxim.—It is a matter of historical experience that nothing that is wrong in principle can be right in practice.—Carl Schurz.

(Ed's Note.—The opposite applies also; George's remedy being sound in ethics and economics, must be or is sound in practice.)

Warning.—Force instead of right, privilege instead of equality, expediency instead of principle, being once the leading motives of your policy, you will have no power to stem the current. There will be new abuses to be corrected, new inconveniences to be remedied, new supposed dangers to be obviated.—Carl Schurz.

Let's Laugh.—Have you heard the story of the fishing industry agitating for a guaranteed annual catch? Or of people who were agitating for guaranteed annual sales?

Madness of War.—There is more of misery inflicted upon mankind by one year of war than by all the civil peculations in a century. Yet it is a state into which the mass of mankind rush with a greatest avidity, hailing official murderers in scarlet, gold, and cock's feathers, as the greatest and most glorious of human creatures.—Sydney Smith, 1813.

Liberty and Slavery.—Liberty for the few is not liberty. Liberty for me and slavery for you means slavery for both.—Samuel M. Jones.

Profit or Use?—Production for profit is subject to the sovereignty of the consumers, while nonprofit institutions are sovereign unto themselves and not responsible to the public. Production for profit is necessarily profit for use, as profits can only be earned by providing consumers with those things they most urgently want to use.—Ludwig von Mises, "Human Action."

Historic Truth.—All experience hath shewn that mankind is more disposed to suffer, while evils are sufferable, than to right themselves by abolishing the forms to which they are accustomed.—American Declaration of Independence.

State Savings Bank Commissioners "have not been appointments with the view of obtaining the services of men familiar with banking finance; they have been more in the nature of 'political plums.' Every party in this House has shared in that."—Hon. D. J. Walters, M.L.C., Hansard, 18/10/55.

(Ed. Note.—Depositors need to wake up to the evil of "party politics." The essential reform is group electorates with proportional representation. If interested write to the P.R. Society, 247 Collins St., Melb.)

Simple Truth.—Our periods of greatest industrial development have been our periods of greatest importation. The theory that if you manufacture a lot you don't need to import very much — cuts no ice at all.—Rt. Hon. R. G. Menzies, "Age," 9/9/55.

(Ed. Query.—Then why, oh why, does Menzies' Ministry pile on tariff taxes on more and more lines of goods which citizens wish to buy overseas as a "consumer's choice?")

City West.—Davies, Coop & Co., "protected monopoly" manufacturers have bought a city block of land, 530-8 Lonsdale St.; frontage 104 ft. 6 ins. by 114 ft., one door down from William St., near Law Courts for erection of a multi-storied office building. Price paid for bare land, £55,000 is £20,200 per sq. chn.—Data, "Age," 1/10/55.

(Ed. Note.—Excessive profits of monopoly in manufacture allows the entrepreneurs to bid high prices for city land and become land monopolists with prospects of the acquisition of future unearned capital, non-taxable gains from underground railway.)

Planned Economy.—Speaking in Milan, Mr. Colin Clark, M.A., said that Soviet statistics were manipulated by the Soviet government and it was not denied that this had happened in some cases. In other cases, the basis of the statistics had been altered from time to time so that real comparison and understanding became impossible. Mr. Peter Wiles, M.A. (of Oxford) accepting Soviet statistics, claimed the Soviet had made progress more rapidly than any Western country.

Radio Broadcast Session

Conducted weekly by speakers of the Henry George "Justice" Party from

RADIO STATIONS 3DB & 3LK

Every Sunday at 10 minutes past noon.

LISTEN AND ASK YOUR FRIENDS TO LISTEN

Donations to the Broadcast Fund will be appreciated.

Monop-sony.—Government was the sole buyer of uranium ore in Australia and, as the sole buyer, has only one purchasing centre — Rumm Jungle. Government control of uranium industry has every hallmark of a Socialist programme and it has produced too many "reports" and not enough uranium. Instead of being one of the leading producers of uranium in the world, Australia has been left behind because of the dead hand of officialdom. —Mr. Wheeler (M.H.R., N.S.W.) "Sun," 22/12/55.

Sinbad the Sailor had the Old Man of the Sea on his back. Thus Tolstoi said "Monopolists will do anything whatever for the poor except get off their backs." Charity is offered in place of Freedom.

Economics has developed its own technical jargon incomprehensible to the ordinary person. The educator has become so accustomed to its use that he finds it difficult to dispense with the jargon. The information must be given in popular form and expressed in the ordinary language of everyday speech.—I.P.A. Review, March, 1955.

[Ed. Note.—Economics in plain English is taught by correspondence from this office. Write to the Secretary.]

Brighton.—Vacant land east of railway in Denny St., south side, adj. Melbourne Orphanage, (1) home site, 60 ft. by 165 ft. sold at £71 ft. for £4,260 and (2) home site at rear sold at £67 ft. for £4,050. Total £8,310.—"Argus," 9/3/55.

[Ed. Note.—Brighton Councillors still persist in false notion that owner "lacks ability to pay" as an excuse for awarding him an annual bonus of especially low rate charge. Ratepayers are too dense to see the trick.]

East Keilor farm land, 74 acres, situated three-quarters of a mile off Bulla Rd., west from aerodrome, was sold by R. S. Thomas to a builder for £16,280, or £220 an acre.—"Sun," 22/11/54.

[Ed. Note.—The "unearned increment" has now been absorbed by The Economy as a burden on the home-seeker who buys a house from the builder. This "unearned increment" or "capital gain" is not subject to income tax, but would have been netted by an annual rental tax.]

Two Views.—Action? For authoritarians it is physical force. For libertarians it is first understanding and then explanation — the latter being "talk," either verbal or written. —Leonard E. Read, President of Foundation for Economic Education, U.S.A.

Technology.—"I do not know of a single solitary instance where a great technological gain that has taken place in the United States of America has actually thrown people out of work."—Philip Murray, "Ideas on Liberty," May, 1955.

Brighton.—Council has raised the rate on properties from 2/10d. to 3/1d. in £ of net rentals to raise revenue of £232,012, which is £11,021 short of Budget estimate. Cr. A. F. Roberts said the 3d. increase would mean an added levy of £1/5/- on the "average."—"Age" Report.

[Ed. Note.—3d. rate increase will be a few shillings on vacant blocks, more shillings on long frontages, but £'s more on good buildings and brick houses. Brighton ratepayers should defend themselves against their antiquated Councillors.]

Vienna, New Suburb.—Instead of the six or seven beer gardens that flourish in the city for a comparable number of people, a point of pride is the fact that only one beer garden has been necessary. Here the people have their own gardens, somewhere to sit and rest, something to do — they just don't need beer gardens.—Clipping selected by F. Howden.

One-Sheep Area is a recognised unit of grazing land valuation rather than the acre. From the cash return per sheep, subtract the expense per sheep, giving profit of the one-sheep area. High prices for wool have raised this profit, and hence the purchase price of land which the Valuer of Kowree Shire (Mr. W. J. Morson) placed at £12 per sheep area.—From "Horsham Mail," 7/10/55.

Collingwood.—Three vacant industrial sites in Langridge and Rokeby Streets, total area 50,570 sq. ft., sold for £42,600, at £3,530 per sq. ch., nearly £1 per sq. ft.—"Age," 13/10/55.

[Ed. Note.—Collingwood Councillors favour these vacant blocks (and hoardings) by rates at a very low level, but charge penalty rates on every fine factory building with good working conditions. Shows the mentality of the "magpies"!]

Boom, then Bust.—Melbourne was a bloated city . . . its prosperity was artificial . . . More than 220 financial societies and land banks had sought and found quicker dividends by lending and gambling on suburban land . . . The inevitable crash was heralded in 1891.—From "Introducing Victoria," p.13, Ed. G. W. Leeper, (published 1955).

[Ed. Note.—Land booms are followed by economic depressions as surely as day is followed by night. Which raises the query: how soon until the present land boom ends in the inevitable crash?]

TO LEAGUE MEMBERS

Annual General Meeting

The Annual General Meeting of members and election of officers of the Henry George League will be held on Tuesday, 21st February, 1956, at 8 p.m. in the League Rooms, 18 George Parade, Melbourne, and all members are requested to attend.

Nominations for Executive

Nominations for the Executive will close on 11th February, 1956. There are thirteen Executive Members elected by Proportional Representation, from whom the officers are appointed. Nominations may be made and seconded respectively by any two financial members and require the assurance of the nominee of willingness to serve if elected.

Members' Meetings

The first meeting of the year for members will be held on Tuesday evening, 21st February, 1956, at 8 p.m.

Executive Meetings

The next Executive meetings will be on Tuesday, 7th February, 1956, at 6.45 p.m.

HENRY GEORGE LEAGUE OF VICTORIA.

18 George Parade, (off 113 Collins Street, near Russell Street), Melbourne, C.I. Telephone: MF4635. Hon. Secretary: Mr. R. N. Collison

The Annual Membership Fee is a minimum of 10/-.

The subscription to Journal "Progress" is 2/- per annum. Stamps Acceptable.

If you appreciate this Journal, you are invited to obtain new subscribers.

Next Executive Meeting, Tuesday, 7th February, 1956, at 6.45 p.m.

Members' Meeting, Tuesday, 6th December, at 8 p.m.

HENRY GEORGE JUSTICE PARTY.

Broadcast Session, 3DB each Sunday, 12.10 p.m.

Committee Meeting, Friday, 10th February, at 8 p.m.