

# 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.

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## CURRENT COMMENTS

### BOARD OF WORKS BILL

The Melbourne and Metropolitan Board of Works Bill providing for extended powers to that body to be financed by a Metropolitan Improvement Rate up to 4d. in the £ on the nett annual value was rushed through in the concluding stages of the session.

Although the defects were pointed out to members of Legislative Council and the terms of a simple proposed amendment for site-value rating instead of nett annual value this was not moved and in fact not one word is recorded in Hansard of any discussion on this phase.

Labor Party members opposed the whole Bill, but with somewhat mixed and inconsistent ideas. Mr. Galbally, expressing their views seemed to think that city business interests would benefit by the extension of the Board's powers at the expense of the other suburbs.

It had been pointed out by the General Council for Rating Reform that the benefits of the improvements to be made by the Board would be concentrated in Central Melbourne to far greater extent than other suburbs. The remedy was obviously to use site-value as the rating basis since this would call upon the "golden mile" to contribute a higher proportion of the total revenue.

Instead of pressing this logical amendment to achieve the desired objective Mr. Galbally argued that the costs should not be charged to ratepayers at all but against general revenue since others beside ratepayers would benefit.

Here is a confusion of ideas. The course of action put forward as a remedy would be worse than the disease. It would pass the burden of cost even further from Central Melbourne interests than ever. Where at least cost is now localised to Greater Melbourne it would then be distributed over those in rural areas as well.

Again it is wrong to think that the benefits of the highways, bridges and foreshore improvements to be made by the Board are shared by others than property owners. The benefit of these improvements is reflected in increased value of property owners who thus can command increased rents.

No-one else gets a benefit for which he should pay specially to the government for these improvements. In making direct charge on property-owners tenants do not escape their fair share for any benefits they get through usage. **They pay for those benefits to the property-owner in their rent.** Any proposals for further charge to tenants or their families would make them pay twice over.

Efforts will need to be made with progress associations, municipal councils and members of Parliament to press for a bill directed specially to the alteration of the rating system to site-value basis.

### RAIL FREIGHT AND FARE PETITION

The petition protesting against the recent increase in freights and fares for railway and tramway services and requesting that a Public Transport Rate be levied upon unimproved land values over the State in order to reduce freights and fares was signed by over 4000 persons of all political parties.

It was presented to the Minister for Transport, Sir Arthur Warner, by a deputation headed by Cr. J. H. Morris, President of the Henry George League.

On presenting the petition the deputation stated that the commonsense and just alternative to increased charges to users is to levy a Public Transport Rate upon the unimproved land values created and maintained by the services. This Rate should be adjusted to meet all interest and depreciation charges on capital outlay and also cover track and overhead equipment maintenance costs. This would put rail and tram services on a common footing with private transport which has a free road to run on.

Under-developed properties making little or no use of public transport services will bear their fair share of the cost through the Public Transport Rate on land values. Present freights and fares to transport users can then be reduced by at least 20 per cent. and still balance the budgets.

Reduced charges to users would put value back into money; attract business to the railways without restricting private transport; relieve land users in rural areas of an unfair burden since three-quarters of the land value rate revenue would come from city sites.

## FOLLY IN NEW ZEALAND

Kia Ora.— Beautiful, bountiful land, whose people learned from John Ballance and Richard Seddon that economic rental of bare land values was a proper source of Government revenue. A small levy on public values of land was established and, of course, made the city land holders wake-up and improve properties. But John Ballance died suddenly, Seddon did not have enough education to be alert.

The enemy promoted the "Welfare State" and, led by Premier Joseph Ward, substituted Socialism in place of Justice. Sir Geo. Fowlds was squeezed out of the Cabinet. Income Tax was preferred by monopoly magnates instead of Land Tax.

Income Tax is based on money incomes disclosed by citizens in taxation returns. Recently 1874 citizens failed to furnish returns which shows the system is bad.

Tax Inspectors have intensified the Government's drive against citizens and found discrepancies which amounted to £2.08 million. This sensational result of Government folly was admitted in a report laid on table of House of Reps. at Wellington. The Holland Liberal Cabinet rulers of New Zealand are seeking to be more liberal to monopoly magnates by awarding them a further slice of public land rentals while robbing the simple citizens by the income tax plan.

## HARRY TRUMAN SPEAKS

Former President of the U.S.A., Harry S. Truman, in a travelogue:—

"The fight goes on and economic equality keeps gaining everywhere except in the Totalitarian States and among the big moneyed Landlord classes in the free world."

Well, exactly! The landlords' position, as we have been saying for so long, keeps going up, like the site rents. To the rest of the population comes economic equality, but on a reducing basis.

While we are about it we'll send a copy of this clipping to our New York friends in hopes they will get him to follow up his thought until he sees that, if site rents were to be public revenue, all would be "landlords-in-common" and the equalising would be upwards in direction.

## SIGNS OF THE TIMES

Here are some sidelights on the effects of Government restrictions on road transport.

Municipal councils require large amounts of gravel for road construction. Most of this must be transported by road. Recently introduced road transport taxes on a ton-mile basis will send the cost of gravel soaring. Municipalities will then scream about rising costs and plead for Federal grants. The Government will then, no doubt, appoint a committee of expert economic advisers to make a probe. A lengthy report will doubtless then be produced, which of course, will ignore fundamental issues, and which will probably be stored away into oblivion. Or what is even worse the report of the experts could be acted on!

The case has come to our attention, of a painter who as a sideline transports firewood in his truck. He could easily use a five-ton truck, but the road tax would not make it worthwhile, so he uses a three-ton truck. Obviously this means economic inefficiency, and higher firewood prices than would otherwise be necessary. Well-meaning philanthropists who moan about high firewood prices for pensioners could profitably direct their energies to attacking iniquitous, restrictive legislation.

One of Melbourne's morning dailies reports how Ansett's bus service to Mildura on the Victoria-New South Wales border transports its passengers across the Murray to a depot just inside New South Wales, and then takes them in a local bus back across the border into Mildura.

Although the precise reason for this strange procedure has not been made explicit, it seems that Ansett's were committing the crime of competing with the Victorian Railways, which of course is anathema to our Victorian bureaucrats who restrict road transport, including that self-styled champion of free enterprise, Sir Arthur Warner. By travelling interstate, as distinct from intrastate, Ansett's would apparently be within the law.

## EASTERN AND WESTERN MARKET LEASES

The Chairman of the Melbourne City Council Town Hall and properties committee on 1st May last announced that International and Australian investors would be invited to tender for a 60-year lease of the Eastern Market site in Bourke Street.

The successful applicant would be expected to spend £5 million on developing the site. The only two compulsory features were a 400-bedroom multi-storied hotel and a car park for not fewer than 500 vehicles. The annual ground rental payable would be not less than £45,000.

The secretary of the City Development Association said that the £45,000 ground rental was less than the original figure considered by the city council.

It is now announced ("Herald," 18th June) that the Western Market site is to be thrown open to tenders for development by private enterprise. The successful tenderer would have to pay a ground rent of at least £35,000, provide a parking station for at least 500 cars, and consult the council before sub-leasing any of the property.

The proposed development will be a decided advance over the very inefficient use to which these valuable sites are being put now. It will also serve as an example of how public revenues generally should be raised by absorbing ground rents and correspondingly reducing or abolishing taxation on buildings and improvements.

### ADVANCE AUSTRALIA

"Not gold, but only Men can make  
A nation great and strong  
Men who, for truth and honour's sake,  
Stand fast and suffer long.  
Brave men, who work while others sleep,  
Who dare while others fly  
These build a nation's pillars deep  
And lift them to the sky."

—EMERSON

## BUILDING CONSTRUCTION STIMULATED BY SITE-VALUE RATING

Building construction figures released by the Victorian Government Statist for the municipal year ended 30th September, 1955, for cities of Warrnambool and Sale show how building construction has been stimulated by the exemption of buildings and other improvements from local rates with the recent change to site-value rating.

Site-value rating advocates have pointed out that metropolitan surveys have shown that the level of building construction activity in site-value rating districts is about double that of their counterparts which still rate upon improvements. Those changing from nett annual value to site-value rating have been found to double the value of their previous building activity within the first two years of the change.

The experience of Warrnambool and Sale (which have both recently completed their first year under site-value rating) shows that the stimulus to building applies equally to provincial as to metropolitan areas. Here are the figures covering the last year of N.A.V. rating and the first year of site-value rating:—

### Value of Building Construction Permits

SALE CITY	WARRNAMBOOL CITY	
	(Buildings Rated)	(Buildings exempt)
	Year to	Year to
	30/9/54	30/9/54
	£	£
Dwelling .....	99,670	103,351
Other New Buildings .....	20,839	131,896
Alterations and Additions .....	15,442	18,029
Total Building Permits .....	135,951	258,276

WARRNAMBOOL CITY	SALE CITY	
	(Buildings Rated)	(Buildings exempt)
	Year to	Year to
	30/9/55	30/9/54
	£	£
Dwelling .....	224,760	232,905
Other New Buildings .....	53,600	113,073
Alterations and Additions .....	52,754	102,225
Total Building Permits .....	331,114	448,203

—“Building & Construction Journal,” 21/2/56.

## SOLD OUT

A recent issue of the WALL STREET JOURNAL contained the following story which the late Jas. J. Jeffries, former heavyweight champion, told about his father:

“Father wanted to be a successful farmer,” said Jeffries, “but he was always behind. There were the bugs and the weather, but most of all, his biggest worry was the nearby town of Los Angeles. It was growing so fast that it began to edge into his farm and he had to sell some land here and there. He'd bring the money home and I'd take it to the bank, but the smaller the farm got the harder we all struggled to make a go on what land was left. The town grew, the farm shrank, Pa grumbled and I kept going to and from the bank. Finally the farm was gone.

## JUBILEE ESTATE

Right in line with the origins of the word was the recent Jubilee of the Dilworth School, which opened in Auckland in 1906.

James Dilworth, having made a fortune from Auckland realty, died in 1890. A deeply religious man, his will directed that his city holdings be retained — their rents to finance a free private school for Auckland boys, either orphaned or in straitened circumstances. He had apparently studied his Bible deeply and learnt that site-rents are not private property but rather to be used for community purposes.

The schools Jubilee was marked by the dedication of a £30,000 chapel. Thus the site-rents of Auckland continue to operate in their beneficial role.

When this practice is properly widespread, site-rents will support all community expenditure, taxes will be forgotten and we will celebrate a complete Jubilee. You know — the year in which the people shall be made free.—“CREDO.”

## ROAD TAX HITS BUILDING COSTS

"Commercial vehicles with a capacity of more than four tons will bear the new tax imposed for wear and tear on highways" — said Mr. John O'Keefe, Executive Director of Building Industry Congress, when commenting on the Commercial Goods Vehicles Act which imposes a tax per ton-mile on certain goods vehicles.

"The Act came into operation on the 1st April last.

"It is estimated that the Building Industry will be loaded with additional taxation to raise an amount annually of £3/£4 million.

"The tax is discriminatory, onerous, and must have a serious effect on home building.

"Some building materials are likely to rise 12/15 per cent. in price.

"The running costs of some trucks will be increased £350/£400 per year due to this Act.

"The Act will amount to a double tax on timber. The saw-milling industry will be hardest hit of all other secondary industries in the country.

"The tax is to be paid on a percentage load capacity of each truck over four tons. As the yield of felled timber is only approximately 50 per cent. the weight of the logs, the tax on timber will be excessive.

"The more distant the mill the heavier the tax.

"Decentralised industries will be further burdened and discouraged.

"Bricks, tiles, cement, plaster, fittings and fitments will all reflect the effects eventually. Contractors plant and equipment will also be costly to transport.

"The Act requires the details of each truck journey to be recorded daily and in duplicate; the date, time of starting, time of finishing, from where the vehicle started, to where it travelled, the route it travelled as well as the miles travelled between each point of the trip.

"Failure to comply with the Act could involve penalties up to £200.

"Regulations already provide for speedometers to be fitted and maintained in good order and condition. Faulty equipment carries its own penalty.

Mr. O'Keefe concluded by saying — "The Act should not be proclaimed. It should be withdrawn and the means of raising the required funds should be further considered. Business vehicles should not have to bear alone the whole of this impost to maintain roads and highways. The method of applying the tax and policing its collection or payment, necessitates extensive clerical work for each driver and will be in itself a costly procedure."—"Morwell Advertiser," 1/3/56.

### Our Comment

We agree fully with Mr. O'Keefe. Neither business nor private vehicles should have to bear such a road tax. The assumption that road users are specially benefited by these roads to justify special taxation is false.

The real beneficiaries from good roads are the owners of the sites served by them. The increased site-values due to roads are dependent upon people using them. If motorists did not use them land values would fall no matter how much was spent on them.

Site-owners at both the city and country end reap the benefit of cheap road transport. Even though they do not make direct use of the roads themselves they capitalise the right to use them.

Main roads should be financed by rates or taxes on the site-values of the whole State, instead of special taxes on road users.

We note these taxes are not imposed by a Labor Government but by the Liberal-Country exponents of free (?) enterprise.

## VICTORIAN MEETINGS ADDRESSED

**North Kew Progress Association (14th May):**

Mr. W. V. Tindall on Board of Works Rating system urging site-value rating.

**Hampton Progress Association (21st May):**

Mr. L. J. Hutchinson on Rail Freight and fare increases and proposed Transport Rate on site-values to enable reduction.

**Clayton Progress Association (6th June):**

Messrs. A. R. Hutchinson and L. W. Brown addressed the meeting in support of change to site-value rating at forthcoming Mulgrave poll.

**Public Meeting, Newham & Woodend Shire (25th May):**

Messrs. A. R. Hutchinson and Cr. J. H. Morris addressed a public meeting of Newham & Woodend Shire on proposed change to site-value rating. Local paper, "Woodend Star" devoted 100 column-inches to reporting the addresses and discussion.

**Tullamarine Progress Association (30th May):**

Mr. E. Angel, Secretary Strathmore Ratepayers' Association, addressed meeting in support of site-value rating.

**Prahran Branch A.L.P. (31st May):**

Mr. A. R. Hutchinson addressed meeting on merits

of move for site-value rating in Prahran.

**Pascoe Vale Progress Association (19th June):**

Cr. J. H. Morris and Mr. L. J. Hutchinson addressed public meeting in support of change to site-value rating in Broadmeadows.

**Westbreen Progress Association (19th June):**

Mr. A. R. Hutchinson debated with Cr. Rayner merits of change to site-value rating in Broadmeadows.

**Glenroy Progress Association (26th June):**

Messrs. L. J. Hutchinson and L. W. Brown addressed a meeting at which Cr. Rayner spoke for N.A.V.

## Mr. HARRY BLAND

We learn with regret of the death in England of Harry Bland at the age of 94.

He was a keen supporter of the principles of freedom of trade and raising public revenue from land values for which this movement stands.

He was very active years ago in Melbourne and then returned to England where he continued his contacts and support with the movement here. We had a letter from him not very long ago.

## SITE VALUE RATING CAMPAIGNS

### VICTORIA

#### BROADMEADOWS

Activity is building up in this Shire (which has now been declared a City after special Act of Parliament). There have already been well attended public meetings in Strathmore, Pascoe Vale, Westbreen, Glenroy and Tullamarine in May. The speakers are summarized elsewhere in this issue.

There has been considerable press publicity helped by the commencement of a new newspaper circulating over the whole district.

#### KEILOR

Here there has been considerable public outcry caused by re-valuation of properties on building. Houses re-valued are up for £40 to £50 in municipal rates apart from M.M.B.W. rates. Naturally citizens are disturbed at this.

However, the activities of the Property Owners' Association in convening public meetings simply to protest at these revaluations are simply rabble-raising and get nowhere. One such held in mid-May had overflow attendance but lacking in any constructive proposals until Mr. L. J. Hutchinson pointed out that the real remedy was the change in rating system to site-value rating and that the meeting should press the Keilor Council to expedite its valuation so that the poll could be taken this August and moved accordingly. The motion was carried.

However the blind and undeserved criticisms of the valuer, whipped up by the Property Owners' Association, have had the effect of causing him to give notice and it seems unlikely that the council will now be able to complete its valuation in time.

#### MORWELL

The valuation is proceeding here and the Shire Secretary gave an address to the Rotary Club on rating systems reported at length in "Morwell Advertiser," 4th June. Most of it was factual but the arguments claimed to represent the views of site-value and nett annual value rating supporters respectively were based on the late Mr. F. A. Jenkins' material. They understate the position of the former and make unsubstantiated claims for the latter.

Press correspondence from the General Council for Rating Reform has effectively pointed to the deficiencies.

The Chamber of Commerce has invited the Director of the Land Values Research Group, Mr. A. R. Hutchinson, to address a meeting on 9th July.

There has been a fair amount of press correspondence locally on the rating subject.

#### MULGRAVE

Action has been in hand here to ensure that persons entitled to vote are enrolled as Voters' Rolls have been out of date.

A public meeting was held in Clayton and others will be arranged soon. There has been much press activity on site-value rating for municipal and the Board of Works rating purposes.

### MILDURA

Several letters have appeared on the rating issue recently from the General Council for Rating Reform.

### NORTHCOTE

Preparations are being made to press forward with the demand for a poll next year on this subject. Northcote is the only place in Australia which has carried a reversion poll after once being on site-value rating. It went onto the system straight after the war before building controls (other than on houses) were removed.

The building permit record for new private dwellings provides a striking confirmation of the claims of site-value rating supporters that adoption of that system stimulates dwelling construction.

Dwelling construction was stimulated by the adoption of site-value rating in 1946 and continued through the 4 years under that system. It fell off immediately after reversion. Here are the official figures published in the Local Government section of Victorian Year Books:

Year	Permits Number Dwellings	Rating System
Dec. 31 1946	106	N.A.V. (9 mths.) U.C.V. (3 mths.)
" 1947	171	U.C.V.
" 1948	175	"
" 1949	199	"
" 1950	163	" (9 mths.) N.A.V. (3 mths.)
" 1951	125	N.A.V.
" 1952	76	"
" 1953	118	"
" 1954	86	"
" 1955	84	"

The value of dwelling construction permits in 1950 totalled £341,214. Despite the fact that building costs have practically doubled since then, the value for 1955 was only £269,408. On the building levels under site-value rating it would have been over £600,000 for dwellings alone. The drop has been partly offset by increases in other buildings previously under building controls.

### DUNDAS

Dundas Shire Council has advertised for a valuer to take out figures to comply with the provisions for taking a poll on question of adoption of unimproved capital value rating.

## 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.

## SOUTH AUSTRALIA CAMPBELLTOWN RATING POLL

### Facts Concerning a Grave Municipal Scandal (By E. J. Craigie)

In 1952 the ratepayers at Campbelltown commenced an agitation for a change in the rating system so as to remove the injustices inflicted upon property owners under the annual rental value system. On October 22, 1952, a public meeting was held in the Magill Institute to give ratepayers an opportunity of hearing the land value principle of rating explained. At that meeting two councillors and one alderman publicly expressed their support for the land value rating system and said they would vote to grant the ratepayers the right to express their opinion at a poll when the petition was presented.

As a result of the interest aroused at the meeting the Campbelltown Council convened a special meeting of its members on February 16, 1953, and invited Mr. Vernon Shephard, Town Clerk of West Torrens, to state the case for annual values, and Mr. E. J. Craigie to explain the land values system.

Educational work in the area was continued and in 1954 a petition signed by more than 400 ratepayers was presented to the Council asking that a poll of ratepayers be granted. The then Mayor was hostile to the land value principle, called a favoured few of the aldermen to a special meeting held a few nights prior to the council meeting, when the petition was to be discussed, and when consideration was given to it, the request for a poll was defeated by 10 votes to 3. The Mayor and one alderman who had agreed to give the ratepayers the right to decide the basis of rating opposed it at the council meeting. At the annual elections following the ratepayers dealt with Mayor Atkinson by voting him out of office.

Since then the agitation for land values rating has continued, but owing to the opposition and indifference of a number of council members there has been considerable delay in getting the question referred to the ratepayers.

Apparently the opposition realised that the request for a poll had to be seriously considered, and a motion to take it was carried unanimously on October 24, 1955. Instead of fixing the date of the poll for the day of the annual council elections, and thus saving expense, it was fixed for May 26, 1956. This may be regarded as the first move to secure the defeat of the land value principle of rating.

#### The Payneham Trick

It will be recalled that the neighboring municipal council of Payneham held a poll in January. Here the council brought out a new fangled trick. For a common basis of £250 site value a tentative assessment was proposed at four different rates, 3d., 4d., 5d. and 6d. in £1 making the charge range from £3/12/11 to £6/5/-, according to the Ward. This "reform" confirmed the bad old system under another name. Hence only 40 per cent. of landholders came to vote at the poll and "reform" was defeated. The trick worked.

#### Campbelltown Assessment

In conformity with the Local Government Act a tentative assessment was prepared showing the rates payable by each ratepayer under the present annual value system, and the amount payable in the event of land values rating being adopted. If the council desired to secure the defeat of the land value system no better action to bring about that result could have been adopted, than the adoption of the tentative assessment they issued. As it was prepared it was evident it was designed to continue the grave inequalities existing under the present annual value system. Eight differential rates were adopted, varying from 2d to 7d in the £, whereas only one flat rate of 2/7 in the £ was in operation under annual values system. Under these differential rates eight rate-payers holding, say £200 each of land values, would make different rate payments varying from £1/13/4 up to £5/16/8 for the same amount of land values held by each. It is hardly possible for any council to suggest a greater injustice than this.

If the council wished to correct the anomalies under the present system and do justice to the ratepayers they would have adopted a flat rate of 4d. in the £, which would have given them £497 more rate revenue than is obtained from the 2/7 flat rate under annual values.

The following table shows the extent of the injustice they would be compelled to suffer by adopting the assessment placed before them:

Ward	Annual Values 2/7 in £	Eight Rates Under Differential System	4d. Flat Rate
Brookside . . .	£10,617 15 7	£10,021 3 2	£8,449 11 4
Hectorville . . .	£10,764 4 8	£10,749 6 4	£7,414 16 0
Woodforde . . .	£8,813 3 11	£8,372 0 2	£7,481 0 0
Gorge . . . . .	£7,247 5 8	£7,350 19 8	£11,668 16 0
River . . . . .	£5,028 11 11	£5,096 18 8	£8,544 13 4
Totals . . . . .	£41,151 6 9	£41,589 19 0	£41,558 6 8

From the above statement it will be seen that the ratepayers in the three highly improved Wards were to be penalised to the extent of £7,897/12/2; while in the other two Wards (where the garden land, and the land held for increased rake-off because of the anticipated building extension), were to enjoy a privileged concession of £7,756 below the amount they should be justly paying.

Although the function of land values rating is to remove the anomalies and injustice inseparable from the annual values system, a perusal of the comparative figures in the above table shows conclusively that under the tentative assessment the owners of the improved landholdings were to continue to be unjustly penalised.

In the light of these facts, which cannot be refuted, the ratepayers displayed wisdom in turning down such an iniquitous proposal. If it had been adopted there is little doubt it would be used to discredit the principle of land values rating. In all the years we have been associated with land values rating polls in this State, we can truthfully assert that no more scandalous and unjust tentative assessment has been placed before ratepayers than this one which received the blessing and adoption of members of the Campbelltown Municipal Council and issued in connection with the poll held on May 26, 1956.

We have dealt with this question at length so that our interstate and overseas co-workers may know the facts, as no doubt our opponents will try and make capital out of the defeat, without giving the reason for the rejection of the land values principle.

#### Adelaide "Advertiser"

A report on the true state of affairs in Campbelltown was sent to the Editor of the Adelaide morning paper — one of the Murdoch chain. It was not published.

#### Public Meetings

The council invited Mr. Craigie to address a public meeting in the Council Chamber on May 3. Mr. Shephard to follow in the same building on May 10.

There were at least eight councillors, the Mayor and Town Clerk at the meeting addressed on May 3, when these facts were made known, yet not one of them made any attempt to refute them. They heard the criticism of their action in adopting such an unfair assessment with these differential rates in stolid silence, and made no attempt to defend their action in placing such an unfair assessment before the ratepayers.

With a view to getting the facts before ratepayers 5,000 leaflets were issued throughout the municipal area. A public-meeting was held at the Magill Institute on May 17, and an invitation was issued to members of the council to be present and explain why these differential rates were established. In the course of the meeting we intimated that the Town Clerk had stated to us that "he was only a servant of the council, had to follow instructions and had been told to follow Payneham."

When this statement was made, an alderman present at the meeting publicly stated that "no instructions were given to the Town Clerk, he was not told to follow Payneham, and it came as a surprise to the council when they saw the differential rates." It would be of interest to know who is handling the truth carelessly in regard to the responsibility for the unjust differential rates. One fact is evident, and that is if the council were surprised they could have refused to adopt the assessment as presented by the Town Clerk and instructed that it be made more in accord with the principles of justice.

In view of the unfair presentation in regard to rates, we urged ratepayers to request that a special meeting of the council be

convened for the purpose of carrying a motion rescinding the motion to take the poll on May 26, to substitute July 7, the day of the annual council elections as the voting day, and to adjust the rates and place them on a just basis. Motions to this effect were carried at the meetings held May 3 and May 17 but were ignored by the members of the council.

#### Campbelltown Rating Poll

The poll was held on May 26, with the following result:

Landowners entitled to vote	4,371		
Landowners who voted	1,354		
Ward	For Land Values	Against	Informal
Brookside	124	163	—
Hectorville	64	142	5
Woolforde	105	155	3
Gorge	21	286	4
River	10	221	—
Postal Votes	5	46	—
Totals	329	1,013	12

These figures reveal that a majority of ratepayers in each of the five Wards cast their votes against the adoption of land values rating. This was done — not because they were opposed to that just system — but because they refused to accept the unjust assessment put out by the council which continued the injustice they suffered under annual values rating.

#### VICTORY AT STREAKY BAY

On June 9, the District Council of Streaky Bay took a poll of landowners on the question of changing the rating system from annual values to rating on the unimproved value of land.

The annual value assessment of the land in the rural Wards was £77,456, and the rate in the £. 2/11. The annual value in the Town Ward was £15,956, and the rate in the £ was 3/5.

Under unimproved land values assessment the rural Wards were valued at £380,722 and the rate in the £ was 7/d. The unimproved value of land in the Town Ward was £37,739, and the rate in the £ was 1/5.

The voting at the poll was: For land values rating, 294; against, 52; informal, 6. It will thus be seen that 83.5 per cent. of the landholders voted to abolish the annual value rating which taxes their improvements and decided to operate under land values assessment.

This makes six of the ten Local Government authorities on Eyre Peninsula rating on unimproved land values. The names and year of adoption are as follows: Kimba and Murat Bay (1927), Le Hunte (1928), Whyalla Town Commission (1944), Cleve District Council (1951), and Streaky Bay (1956).

Members of the Franklin Harbour and Elleston District Councils are showing interest in land values rating, and have asked for information regarding it.

#### A.B.C. OF SOCIAL JUSTICE

(A) Private Wealth is sacred to the one who earns or produces it, from either land, sea or air, with labor and ability. It is his Private Property, his Personal Credit and Purchasing Power. To tax or take one penny is either Public or Private Pilfering.

(B) The value of our streets, schools and all Public Services, provided by the People, is our National Wealth, our Social Credit and Purchasing Power. Their value is accurately estimated by their Street, Site or Frontage Value.

(C) It is a Government's sacred duty to charge every person for the Help, the Benefits and the Success he receives from being near to these services, according to the Street, Site or Frontage value that he enjoys, which in cities may be worth OVER £500 PER INCH.

Two petitions have been prepared, one already presented and published in "The West Australian" and the other in course of preparation — to the latter 30 signatures of Ratepayers have already been subscribed.

Should the Council persist in their intentions, it is intended to organise a public meeting of protest and later, if necessary, to oppose the A.V. proponents at the next election.

## REPORTS FROM VARIOUS STATES

### NEW SOUTH WALES

Many good letters are appearing frequently in the press from members of the League's Executive. It is felt that there was a move to alter the existing method of Local Government Finance. This has been attacked through the press and many letters have been published. In reply to criticism the Secretary of the Local Government Association admitted that the existing method (site-value) is just. The Local Government Committee has been asked to prepare a pamphlet for permanent use for all councillors on election and other matters informing them of the principle of Local Government Rating.

### TASMANIA

#### Devonport.

With approach of municipal elections at the end of April last site-value again became a dominant issue with good space given by "Burnie Advocate" to discussion.

We have not full reports of the resultant line-up of councillors, but notice two of the three site-value candidates nominated by East Devonport Progress Assn. were elected in the newly formed East Ward.

On the other hand in the Don Ward, Mr. G. H. Day (an opponent of site-value rating) was successful. However, we do not know yet whether he replaces a previous supporter or opponent of site-value rating.

Tasmanian citizens have a harder task than other states, since the multiple voting system permits one person to have as many as four votes in each Ward (maximum is three in Victoria). This enables the minority to outvote the majority.

#### Clarence.

Clarence Municipality (near Hobart) has requested the Land Values Research Group to make a survey similar to that at Warrnambool and Devonport. This will be commenced as soon as the valuation now proceeding is complete.

### WEST AUSTRALIA

The Geraldton Municipality has changed to site-value rating. It appears that the new system has been in force since 1954 without our notice. Written confirmation has been obtained and a most favourable report from the Council.

At the time of the Midland Junction Rating Survey correspondence took place with the Geraldton Council and copies were forwarded to them. It is therefore reasonable to assume that the activities of the W.A. League have not been without influence.

There is a move from the Nedlands Council for reversion to annual value rating. It is intended to revalue the district both for annual and unimproved rating with a view to making a change if considered expedient. This is considered to be a waste of public money, especially since valuations have recently been made for U.C.V. by the Taxation Department and the A.V. by the Water Supply Department.

Mr. Standing, who has recently returned from England, has been active in an endeavour to combat the designs of the Council.

(Continued at Left)

## SUMMARY OF PRESS PUBLICITY

Herewith is a further incomplete summary of press activity since that previously reported. We appeal to our readers to send press cuttings, dated, and with the name of the journal, so that we can make future reports more complete.

Figures in Brackets are column inches of space occupied.

### ON SITE-VALUE RATING

#### "Fernree Gully Free Press"

2/2 (22) (Ed.) Giving Procedure Polls.

16/2 (17) (L.) A. F. Martin Wants S.V.R.

9/3 (15) (L.) L. W. Brown Seeks S.V.R.

#### "Gippsland Mail"

7/2 (4) (Ed.) Report Morwell Poll.

#### "Morwell Advertiser"

20/2 (20) (L.) A.R.H. on Morwell Rating.

1/3 (20) (L.) J. H. Morris Effect Farmlands.

1/3 (10) (Ed.) S.V.R. Issue Needs Cool Judgment.

#### "Boronia Times"

9/3 (14) (L.) L. W. Brown S.V.R. for F.T. Gully.

#### "Diamond Valley Local"

26/1 (12) (Ed.) S.V.R. in Eltham.

#### "Latrobe Valley Advertiser"

12/1 (12) (L.) S.R.H. on S.V.R. for Moe.

#### "Daylesford Advocate"

27/1 (16) (Ed.) Report Daylesford Meeting.

#### "Benalla Standard"

5/3 (15) Report Sale-Warrnambool Building and S.V.R.

#### "Geelong Advertiser"

1/3 (16) (L.) L. W. Brown S.V.R. and Building Activity.

#### "Building & Construction Journal"

21/2 (16) (Ed.) S.V.R. and Sale Building Activity.

#### "Heidelberg-Eltham News"

2/3 (17) (L.) A.R.H. on S.V.R. in Eltham.

2/3 (9) (L.) "Ratepayer" ditto.

28/3 (18) (L.) A.R.H. Answering Eric Butler.

#### "Progress Press"

7/3 (6) (L.) Cr. Orr Supports S.V.R.

14/3 (6) (L.) Cr. Orr Supports S.V.R.

14/3 (16) (L.) A.R.H. on Mulgrave Rating.

29/2 (4) Report Mulgrave S.V.R. Committee.

21/3 (10) Report Success Cr. Orr at Election.

11/4 (16) (L.) A.R.H. Answers "Landowner."

15/5 (11) (L.) L. W. Brown How S.V.R. Will Work.

#### "Shepparton News"

9/3 (22) (L.) L. W. Brown S.V.R. and Building.

#### "Lilydale News"

9/3 (20) (L.) L. W. Brown S.V.R. and Building.

#### "Essendon Gazette"

12/4 (14) Report Broadmeadows Protest Meeting.

12/4 (10) Report L. F. Bawden Address S.V.R.

15/5 (12) (L.) L. W. Brown How S.V.R. Will Work.

#### "Broadmeadows Observer"

18/4 (22) Report Broadmeadows Protest Meeting.

#### "Footscray Advertiser"

14/3 (5) (L.) J. Henderson on Rating Reform.

#### "Northcote Leader"

14/3 (5) Report Northcote S.V.R. Meeting.

#### "Traralgon Journal"

15/3 (13) Favorable Report South Side P.A.

#### "Warragul Guardian"

21/2 (32) Report Warragul Council Discusses S.V.R.

#### "Wangaratta Chronicle"

15/5 (20) (L.) L. W. Brown How S.V.R. Works.

#### "Age"

11/4 (10) (L.) A.R.H. Replies to B. Cooke.

#### "Southern Peninsula Gazette"

7/3 (18) Report Rye Supports S.V.R.

29/3 (22) Debate to be Held S.V.R.

#### "Burnie Advocate" (Tas.)

9/2 (7) (L.) J. H. Morris S.V.R. Devonport.

9/3 (10) (L.) A.R.H. Building Development.

27/4 (5) (L.) "Ratepayer" Favors S.V.R.

27/4 (6) (L.) E. Metcalfe Favors S.V.R.

27/4 (6) (L.) E. H. Churcher Favors S.V.R.

30/4 (2) (L.) J. B. Heckley Urges Poll.

3/5 (2) (L.) R. C. Taylor Supports Poll.

Total space editorials and reports 234 column inches, and letters to press 359 column inches.

## 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.

Sheep runs ought to be let by tender. If the squatters have "rights" and if the State has broken its engagements, let the squatters go into a court of law and prove their rights. Mr. Geo. Higginbotham, M.L.A., Speech at Brighton, 1861.

Cheitenham, Nepean Highway, No. 1239, being Cato House of 10 rooms on 1½ acres land sold for £10,500—"Argus," 7.12.53.

[Ed. Note.—For old house deduct £150 then bare land value is £600 per sq. chn. — largely because of the public "highway."]

Welfare State. This is the great friction by means of which everyone tries to live at the expense of everyone else. F. Bastiat. North-West Footscray.—Two vacant 50 ft. frontage housing blocks being lots 250-251 Gordon St., near Pridham St., 150 ft. depth sold at £830 each. —Argus, 11/5/54.

[Ed. Note.—By levy of penalty rates on houses, Footscray councillors are ready with a waddy to clout the working man who builds on these blocks.]

Castlemaine.—Midland regional town of 7,000 pop'n seeking more industries has removed municipal rates from all buildings by ratepayers' majority vote for rating on site values only. The town has water, gas, electric light and power, technical school, hospital and sewerage. It has factory sites in good locations at reasonable prices.—"Sun," 21/11/55.

[Ed. Note.—Since these vacant factory sites now pay rates on bare land value the holders have become willing to sell "at reasonable prices."]

## HENRY GEORGE COMMEMORATION

Will be held on Friday, 31st August, 1956, at Women's Services' Club, Market St., Melbourne, at 8 p.m. Hold the date free and invite your friends.

## TO MEMBERS AND FRIENDS

The next meeting will be on Tuesday, 7th July, and will again take the form of a discussion group based on the book "Progress and Poverty." Bring your friends and join in. Copies of the book can be obtained at the Meeting.

## HENRY GEORGE LEAGUE

18 George Parade, (off 113 Collins Street, near Russell Street), Melbourne, C.I. Telephone: MF4635. Hon. Secretary, Mr. R. J. Crowe; Office Supervisor, Mrs. Jones.

The Annual Membership Fee is a minimum of £1.

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, 3rd July, 1956, at 6.45 p.m.

Members' Meeting, Tuesday, 7th July, at 8 p.m.

## HENRY GEORGE JUSTICE PARTY.

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

Committee Meeting, Friday, 13th July, at 8 p.m.