

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

TIME ON THEIR HANDS

All Switzerland was plunged in gloom and a shiver ran down the spine of thousands of West European industrialists.

THE REASON: President Eisenhower had just announced his decision to increase by 50 per cent. the import duty on Swiss watches shipped to the United States.

"Switzerland faces a national catastrophe," said American correspondents there.

At present almost 80 per cent. of her watches are sold in America. Now Switzerland's 80,000 watchmakers are reported to be facing serious losses of wages and unemployment.

President Eisenhower's decision increases the duty on the watches to the point where it stood in 1930 under America's old high tariff policy — a policy which has been blamed for spreading the great depression through the world.

The Swiss watch case, argued before the U.S. Tariff Commission for months before it was sent for decision to the President, was looked upon by the whole free world as a test case of American trade policy.

President Eisenhower has declared dozens of times that he is all for lower trade barriers as a means of keeping the free world solvent.

Switzerland sent a swift protest to the U.S. Government as soon as the decision was announced, and is expected to retaliate by slapping high duties on American machinery and cancelling her commitment to buy American agricultural products.

(The above news item from "The Sun," 29/7/54 shows the intimate relation of cause and effect. Each applicant for tariff protection thinks only of his own selfish interest. He wants to collect more from his fellow citizens for his product.

His interests are anti-social. He stands for scarcity. He would exclude supply from other sources so that he can obtain more.

He does not realise or care that his action has the effect that his fellow citizens have less left to buy other goods — hence there is less demand for the labor to make those goods whether at home or abroad. The nett result is that there is a smaller "national cake" to divide. He himself may preserve his proportion of it, but it may be a smaller slice even for him in the long run. The diminishing standard of living with declining trade means social unrest. Social unrest leads to danger of war. It breeds the belief that things couldn't be any worse anyway.

Those who believe in freedom of trade are in harmony with human progress. They work for abundance which will raise living standards by producing more wealth to divide. Trade is exchange of the surplus production of individuals in one nation with those of another. In the process the wealth of each is increased.—Ed.).

DEPRESSIONS IN THE MAKING Strangling World Trade

One does not have to be a trained observer to see how the selfish greed of large manufacturing interests both here and abroad is tying up that trade upon which improvement or maintenance of living standards depends.

Again these interests are driving for increased tariff protection. The objective (as always) is to enable them to get more for their product from their fellow citizens than they could under competitive conditions.

In this country their attack is now on the Ottawa agreement. We have consistently opposed that agreement over the years. It gave preference within the Empire by raising the tariffs of that block against the rest of the world. It was an additional influence in deepening and prolonging the depression of the thirties. It attacked other nations in peace-time and its repercussions were such that it is doubtful if the Empire benefited at all.

But the present attack on Ottawa in our press is not because the duties established by that agreement were too high — but because they are now contended to be too low. They are regarded as an obstacle in the way of the interests that want to secure higher tariffs

which they know would be opposed by other members of the Empire.

Under the shelter of the war many secondary industries were established. Difficulties were placed in the way of private individuals starting in business (most of those who were not already in business were in the armed services) so the new industries were mainly started by already established businesses. The expansion was particularly noted with the large quasi-monopolist firms who had already been building up their reserves and profits from the extra prices they had drawn from their fellow citizens in tariff protection. They now had government patronage and help added.

With the cessation of the war these concerns were bent on preserving their privileges at public expense and keeping out competition. It is not clear whether they were responsible for the introduction of the import licences — but it is certain it greatly increased their privileged position. It prevented others not already importers from competing with them. And so we find these interests strenuously opposing the mild relaxation secured in this "temporary" control and urging restoration of its full severity.

Now these interests are vocal about the effect of G.A.T.T. (General Agreement on Trade & Tariffs) in impeding the upward moves in tariffs. The Tariff Board has recently been considerably expanded in personnel to meet the great increase in applications for extra tariff protection from these firms.

The extent of this menace is seen in the news item in "The Herald" of 14.9.54 that fifty-seven Australian secondary industries now have applications for increased protection before the Tariff Board. It is indicated that in 19 the conditions of G.A.T.T. would make it impossible to raise duties without approval of the other partners to that agreement.

These concerns are devoid of conscience. They have plundered their fellow citizens for so long they regard it as a right to continue it. They have the purse to buy the services of men to argue their case at Tariff Board sittings. The ordinary decent citizen is so busy trying to keep his head above water that he cannot spend time in research and appearances before the Tariff Board to show the evil effects of higher duties. About the only hopeful news of counterblast is the following report of the Graziers' Association attitude.

GRAZIERS WILL OPPOSE TARIFFS

The Victorian Graziers' Association council yesterday endorsed the views of its Federal council, opposing Government protection of local textile mills.

The Federal secretary (Mr. M. R. Blaikie) said manufacturers were proposing tariffs from five to 20 times the present rates.

This would not only mean higher prices for the Australian consumer, but would keep out the manufacturers of the very countries who bought our wool he said.

Office-bearers for 1954-55 elected were: President, Mr. A. F. Harvard, of Timboon. Vice-Presidents, Messrs. W. J. Wilson and W. Weatherley.—("Age," 26/8/54.)

HIGH RATES RAISE HOUSE RENTS

"Criticism by the Georgetown Commission (Mr. E. S. Lambert) of the Housing Department's decision to increase rentals of its George Town homes by 3/10 a week was described as misleading yesterday by the Minister for Housing (Mr. Bramwich).

He said that in 1951 rates on Housing Department homes with an annual value of £80 were 3/4 in the £. Since then rates had increased to 4/2 in the £ of N.A.V. and the total cost of rates on each home amounted to £23/3/4 a year.

The Department had only been collecting the 1951 rate of £13/6/10 a year. The increase in the annual rates collected by the Commission could only cause one thing — increased rentals, said Mr. Bramwich." (Advocate, Tas., 17/7/54).

(Mr. Bramwich is quite correct. Rates must be recovered in the rentals from tenants. But the rates are high on these housing units simply because of the rating system of Nett Annual Value used in Tasmania. These new housing units are built at modern high costs and on a rating system based on the values of the buildings the rates upon them will inevitably be high. Base the rates on the value of the sites instead of the buildings and reductions in rentals will be possible instead of increases.—Ed.).

CHRISTIAN SOCIAL ORDER

As a provincial newspaper, the Ballarat "Courier" is esteemed for the scope given to letters from correspondents. The following letter from Miss Pincombe appeared in August.

Monopoly Is Evil — Not Competition

I wish to express agreement with Rev. Roger Correll in his article (26/7/54) on relating Christianity to the social order and applying the principles of Christ to this "workaday world." As he told us, our Heavenly Father "knoweth that we have need of these things," so there must be a Christian way of ordering our society so that all may obtain the necessary material things for their well-being. God has given us this earth for the supply of all our physical needs and we can obtain them by the application of our labor to natural resources. If our society were so arranged that all who were willing to apply their labor had access to those natural resources then there would be work and opportunity for all.

While, however, we allow the earth, God's provision for all, to be monopolised by a few, the great majority must inevitably be forced into fierce competition with each other for permission to sell their labor in order to live. This is definitely not a favorable climate for the growth of brotherhood! Monopoly is the true evil — not competition. In a just state of society, competition among traders is the consumer's safeguard, which ensures the smooth working of the law of supply and demand, in itself a beneficent thing. Let us remove this unjust basis of monopoly of the earth, and men will have every incentive to true co-operation, being relieved from the shadow of insecurity which produces an atmosphere inimical to Christian living.

FEEDING A HUNGRY WORLD

The June, 1954 issue of the Journal of the Australian Institute of Agricultural Science contained some interesting material concerning the world's population in relation to subsistence.

F. T. Wahlen, Director of the Agriculture Division of United Nations F.A.O., pointed out that a continued increase at the present rate of $1\frac{1}{2}$ per cent. per annum would lead to a doubling of the world's population to 5,000 million in the next 45 years.

In 1952-3, total food production was 17 per cent. higher than in 1938-39 on the average, and so matched a 17 per cent. population increase in that period. Wahlen pointed out that economic conditions are not so stimulating now as a few years ago, for marketing problems are cropping up. (Doubtless these include trade barriers, although these are not specified). Furthermore, this food production increase has not been uniform throughout the world.

Wahlen remarked that Malthus did not foresee (a) the settlement of new production areas, and (b) the role of science, e.g., in fertilizers, pesticides, etc. In U.S.A., between 1920 and 1950, the average yield per acre in crops has increased by 36 per cent.

Wahlen recognized that effective production depends, inter alia, on equitable and secure conditions of land tenure, although he is not very specific about this matter. He mentioned that poor soils have been built up to a higher degree of fertility in Japan and Western Europe.

Italy, with a land surface less than 5 per cent. of Australia's, and about 10 per cent. of Argentina's, produced last year a wheat crop of 8.8 million tons, compared with 5.5 million for Australia and 7.2 million for Argentina. Her production of all cereals was 13.1 million tons, compared with 7 million tons in Australia.

(Apparently Italy hasn't high enough tariffs to stimulate secondary industry. Or else she isn't sufficiently advanced to devote resources to the horse racing industry. Or perhaps there is so much materialism that people just concern themselves with food!) Incidentally, nearly 40 per cent. of Italy's "productive" area is mountainous, and more than 40 per cent. hilly.

It was also pointed out that synthetic fibres can free for food crops now devoted to plant fibres.

In answer to the question whether the world can feed its people for the next generation, Wahlen gave an unqualified yes from the scientist's viewpoint. He concluded: "For a family of Nations living and working peacefully on the basis of these concepts [i.e. universal outlook, brotherhood of man, etc.] the world will never be too small to afford plenty for all."

In another article by J. G. Crawford, an estimate by Dr. A. V. Richardson was quoted that, allowing for mountainous areas, there were 144 million acres suitable for cultivation in Australia. Yet in 1952-53, there were just over 20 million acres of cultivated crops. Reference was then made to the estimate by Dr. Griffith Davies of C.S.I.R.O. that another 300 million acres could, owing to greater knowledge of overcoming soil deficiencies, have greater pasture development and fertility.

Crawford concluded that the supply of land was not the limiting factor, and mentioned the difficulty of the high cost of land for the incoming farmer. However, there was no suggestion of obviating this.

In another article, A. R. Callaghan stated: "There is no real pressure on the average farmer on old land to develop the production of his farm to the maximum. High prices, and the high incomes they have brought, have made most farmers content too."

Later he remarked: "The high purchase price of old land has made it difficult for the man with limited capital resources to make a start in this kind of country." And further: "In the long term, new land development is most desirable. The day must come when every acre capable of producing economically must make its contribution to Australia's income. But in the short term one is forced to question whether the present concentration of effort and capital on existing farms would not yield richer immediate dividends."

It is clear from these articles, written by well informed experts, that Nature's store-house can provide ample food for a growing world population. It is plain that in Australia agricultural production can be increased tremendously. The obstacle of course is land monopoly with its resulting high price of land. The remedy is collection of site rentals for public purposes. The experts touch on the fringe of this great issue, but either from ignorance or discretion do not go further. The urgent necessity for making more widely known the Georgist remedy for these vital issues becomes apparent.

OTWAY SHIRE BACKWARD

Set up as a Shire in 1919 this district of 668 sq. miles only has 4,000 population. Its railway closed down for lack of traffic. Excellent soil and splendid rainfall cannot hold the settlers. Tariff blight "settled" the potato growers. Apollo Bay has a fishing industry and fame as a holiday resort. Council has assessed 1870 separate properties yet there are only 1260 voters on the roll. Which shows about one third are vacant blocks being held, mostly, by speculators.

Cr. E. W. Morris favors resumption of these vacant blocks of land. He writes "Argus," 23/8/54; "we have cases of people building modern homes and business premises, yet the Council is unable to provide streets and services worthy of these buildings, because there are too many of these vacant allotments."

"The owners of these allotments will hang on to the land until industrious people — or the Housing Commission — build all around them and raise local values to a high level when the speculators will reap a fortune they did nothing to earn."

Well spoken! Let the ratepayers shed their own blinkers and change to Site Value Rating which has a permanent, persuasive pressure on speculators. Seven shires have done so.

Planned Economy.—Victoria has 6,000 laws and is adding to them at the frightening rate of 50 every Parliamentary session. Loss of time and money in sorting out the legal tangles is hitting everyone's pocket.—S. M. Gilmour, "Argus," 28/8/54.

Protection Policy.—Good films for child audiences were stopped from Australian distribution by heavy Customs duty. —Miss Mary Field, "Argus," 26/8/54.

TAXATION

In this talk on behalf of the "Justice" Party, let us consider the painful subject of taxation. Even though citizens may differ on the extent of revenue needed by the government there can be no doubt that governments do supply services which are necessary to citizens and which have to be paid for.

The public funds needed have to be drawn from the wealth produced by the nation as a whole and the method of raising them is by taxation. In fact, a tax is simply a charge imposed by authority upon some basis for the support of a government.

It all depends upon what is selected as the basis for that charge or tax whether it is good or evil in its effects. It has been said by Chief Justice Marshall of the United States that "Taxation is the power to destroy — or to create." Let us look closer at the principles of the taxes open to us to see which have those opposite effects.

Although there are a multitude of taxes they can all be reduced to two clear cut types. In fact there are only two possible alternative forms of taxes:

The First—

Taxation of the individual according to values which he himself has produced by his own labor or capital.

The Second—

Taxation of the individual according to the share he holds of values produced by the community as a whole apart from his individual effort.

Of the first type are income taxes, sales taxes, excise, tariff taxes, motor taxes, dog taxes, flour taxes, amusement taxes. They all take from the citizen part of the results of his own labor quite unrelated to the value of any service he receives from government.

In the second group are land taxes and rates falling on the value of land itself apart from buildings or other improvements made by the owners. The site-value or ground rental-value of land is a public value due to the growth of the community as a whole apart from the individual effort. This value is largely created by the provision of those very public services for which we are asked to pay in taxation. It is therefore a matter of commonsense that governments should draw upon that public value as its primary source of revenue.

The taxes imposed on the results of the individual efforts such as income tax, sales tax, tariffs are all anti-social in their nature. Their effect is to limit the production of wealth. Just as dog taxes have the effect of restricting the number of dogs, so these taxes restrict production of wealth.

We see this with primary producers who could do more but will not, because they are in an income tax range where the government would take most of their extra production. Government exhortations to produce more have proved fruitless for this reason. Tariff taxes mean higher prices to consumers, so there is less of their income available to buy other goods — hence less such goods.

The result is that there is less total wealth available to divide among the citizens. It is these taxes

that fall on the individual according to values he produces of which it is true to say they show the power to destroy.

The alternative group of land value taxes and rates, which we recommend, have the opposite effect. They do not restrict production — they encourage it. The amount of the charge is independent of whether the holder of these public values makes use of them or not. Owners of under-developed holdings must, therefore, at least develop them enough to make them earn the tax — whatever they produce above that figure is theirs to keep.

Owners who are now developing their holdings would gain far more from the removal of their income and tariff taxes than the increase in their basic land tax.

Taxes upon land values are the most just and equal of all taxes. They fall only on those who receive from society a peculiar and valuable benefit, and upon them in proportion to the benefit they receive. It is the taking for the community of that value which is the creation of the community. It is the application of the common property to common uses. When all ground rent is taken by taxation for the needs of the community, then will the equality ordained by nature be attained. No citizen will have an advantage over any other citizen save as is given by his industry, skill and intelligence; and each will get what he fairly earns.

Then, but not till then, will labor get its full reward and capital its natural return.

(A broadcast talk given by A. R. Hutchinson in the "Justice Party" session from station 3DB & 3LK on September 12th, 1954).

GROWERS AGAINST HIGHER TARIFFS WOOL TEXTILES

The Chairman of the Australian Woolgrowers' Council, Mr. T. G. Carter, and the President of the Graziers' Federal Council of Australia, Mr. T. C. Sanger, have made the following joint comment on the announcement that Australian Manufacturers are seeking increased tariffs on wool textiles:

"Australians should recognise that increased tariffs on woollen and worsted textile goods could have harmful effects on the consuming public and also on the Wool Industry.

"The simple facts are that when increased tariffs send up the price on everyday requirements such as wool textiles, they constitute a serious threat to our standard of living in that the public are left with the alternatives of doing without, buying less or perhaps turning to inferior substitutes.

"The Australian economy leans very heavily on wool exports for overseas funds which which we buy essential imports. If our overseas funds are jeopardised, then our standard of living is again threatened.

"With regard to our ability to maintain exports, we cannot expect countries to keep purchasing the same volume of wool if we are going to close our markets against their woollen manufactures with tariff barriers.

"Our Councils would welcome the continuance of an economic wool textile industry in Australia, but they do not believe that tariffs should be raised to a level where all worthwhile overseas competition is excluded. This type of competition is essential for the building up of efficiency in our home industry. "Geelong Advertiser," 10/8/54.

HENRY GEORGE COMMEMORATION

A very enjoyable evening was held to celebrate the birthday of Henry George on September 2nd. It took the form of a dinner followed by the commemoration address and was attended by about 80 members and friends. The President, Mr. J. H. Morris, J.P., occupied the chair.

Hon. E. L. Kiernan was originally selected as the speaker for the occasion, but other arrangements had to be made owing to his illness at short notice, and the address was given by Mr. F. Howden.

Both the main address and the President's survey of the progress being made by the Henry George movement which preceded it, proved most inspiring and contributed to a highly successful function which will be long remembered.

TASMANIAN NOTES

From the Tasmanian press we notice a number of recent items of interest. The "Advocate," has a long digest of a letter received from the Secretary of the Municipal Association of New Zealand in response to requests for information on unimproved land value rating submitted by the Devonport Council. The report was indecisive and the information as published was out of date since it refers to about 64 per cent. of the boroughs being on the site-value basis. Actually it now exceeds 77 per cent. The writer on the whole favoured N.A.V. rating but his opinion was hedged around with reservations.

Devonport council has made material available to the Land Values Research Group and the Devonport Junior Chamber of Commerce for a rating sur-

vey as to how a change to the site-value system would affect Devonport.

The "Advocate" (3/8/54) contains a good long letter from G. Forster under the heading "Site-Rating." The issue of 29/7/54 contains a good letter from J. Heckley on monopolies referring to the original Labor Party policy being based on the philosophy of Henry George. Another letter from the same writer on 7/8/54 appears under the heading "The George Philosophy."

The "Advocate" of 5/7/54 contains a leading article on "Land for Migrants" pointing out that the well meaning suggestions that crown land be made available for migrants on a rental basis instead of purchase ignore the fact that the great bulk of the Crown land is useless for the purpose. It says that the States, when granted autonomy sacrificed the landed estate and there is little left for farm location suitable for development. It does not go further to point out that a high proportion of the public estate in private hands is under-developed and that the desired effect of making land available to genuine settlers could be achieved by taxation of land-values in substitution for other taxes that press on those who are producing. That would cause those unable or unwilling to develop their holdings properly to sell them to others willing to do so at lower prices.

The Tasmanian House of Assembly has decided to increase the number of members of Parliament to 7 per each of the five electorates in place of the present 6 members. This is in lieu of the previous complicated solution to the "deadlock" fears involving a separate ballot paper to give an extra seat to the party with the largest voting strength if there is an even division of party representation. Tasmania uses Proportional Representation in election of its House of Assembly. Election of an odd number of members would reduce the chances of deadlocks but not guarantee freedom from them. As one member said, if they are still met with due to even party support then the house should deal with the business on a no-party approach.

SALE AND ELTHAM RATING CAMPAIGNS

We give further details of the rating campaigns of which the bare results were recorded in the 'stop press' of our September issue. These two polls are most significant for they presage a quickening of the tempo of the changeover to site-value rating in Victoria. The importance of these two victories will be evident from our comments.

Eltham Shires

This is a very large shire bordering Heidelberg City and extending North as far as Kinglake. The total area covered is 190 square miles. The main residential portion is the South Riding in which development has been substantial in the last few years. From the latest Municipal Directory it is seen that of 6,400 assessments only 2,670 had dwellings, leaving 3,730 underdeveloped or vacant land holdings. Thus there were more vacant lots than built ones. How-

ever, some 500 of these vacant lots were valued so low for rating that they did not carry a vote at the poll.

The moral effect of the victory at Eltham will be great in relation to the move for similar campaigns in the shires bordering Greater Melbourne. There are preparations now for polls next August in the adjoining shires of Doncaster and Templestowe on the East and Broadmeadows on the west with Keilor adjoining that shire. It will have great effect too on the rural areas further afield.

Much credit for this victory must be given to the "Diamond Valley Local" whose editor came outspokenly in advocacy for this change through his columns. Good space was given to letters on both sides of the question in that journal.

The result is a tribute also to the energy of the members of the South Riding Ratepayers and Ten-

ants' Association who sponsored the move for the poll and its conduct. With the help of the General Council for Rating Reform they were able to carry the campaign to most parts of this far flung shire with the exception of the remote Yarra Glen and Kinglake areas.

The details of the poll for each of the booths are as follow:

	For Site-Value	Against Site-Value
Eltham	847	759
Montmorency	929	294
Briar Hill	302	83
Lower Plenty	290	228
Research	126	194
Warrandyte	101	108
Kangaroo Ground	39	137
Panton Hill	116	162
Hurstbridge	196	251
Wattle Glen	72	44
St. Andrews	53	93
Kinglake	70	105
Yarra Glen	143	347
Postal	134	333
Totals	3,418	3,138

Sale City

This was a most important victory for site-value rating supporters. This campaign has extended over more than 18 months. It was initiated by the Sale Ratepayers' Association to whom full credit must be given for probably the best organized and sustained campaign seen for many years. There has hardly been an issue of the "Gippsland Times" and the "Gippsland City Post" which did not have reports of some of their activity or letters on the subject. The digest of press activity since our previous report gives indication of the extent of this publicity.

This campaign more than anything else has awakened other Gippsland centres to the principles of site-value rating. There is an active demand for the change in Maffra at present and further move in Moe where a poll in favor of forming a Borough was carried.

The magnitude of the margin in Sale poll was overwhelming, being more than 2½ to 1. That is the

largest at an adoption poll for over 30 years — a fitting tribute to the efforts of the Sale Ratepayers' Association.

To provide factual information as to how the change would affect the City the Land Values Research Group made a survey at the request of the Sale Council, using the data from the comparative notices sent to ratepayers. The results were reported in the press and would be an important influence in the result.

The main results of this survey are printed in this issue as the information will be helpful in other districts. The booth voting details are as follow:—

	For Site-Value	Against Site-Value
South	353	145
East	907	310
North	505	190
Postal	167	93
Totals	1,932	738

These results (as with the Rosedale poll last year) are particularly interesting in view of the attempt made by Cr. Tanner to prejudice voters in advance, claiming that campaign was run by the Henry George League or at least using the arguments of that League. He had attempted to make ratepayers think this body sought to take their land from them. Such attempts to frighten voters rarely succeed. Site-value rating is fully in accordance with the principles of Henry George and exemplifies them in the local government field. No doubt there will be many new advocates of that principle applied to State and Federal needs as a result of this campaign.

POINTS FROM SALE SURVEY

The balance sheet of increases and decreases in rates shows the numbers of properties according to which system they pay least rates under.

Of the 1,815 holdings with buildings upon them 69 per cent. were found to carry lower rates under the site-value system. Of the houses 75 per cent. were found to benefit under that form of rating.

The progress and continued prosperity of the city depends on the extent of capital investment made by citizens on their holdings. To encourage and accelerate investment in such improvements is obviously

SALE RATING SURVEY

Balance Sheet of Increases and Decreases in Rates
Upon Change of Rating System to Unimproved Capital Value Rating

Type of Property	Numbers and System with Lowest Rates	Values of		General Rates			General Rates		
		Sites £	Improve- ments £	U.C.V. £	N.A.V. £	U.C.V. Lower by £	U.C.V. £	N.A.V. £	U.C.V. Higher by £
HOUSES	1152 (U.C.V. less)	326,266	2,168,535	12,235	24,948	12,713	—	—	—
	387 (N.A.V. less)	206,560	271,340	—	—	—	7,746	4,794	2,952
SHOPS	21 (U.C.V. less)	9,547	51,000	358	510	152	—	—	—
	102 (N.A.V. less)	247,950	203,185	—	—	—	9,298	4,554	4,744
BUSINESS	78 (U.C.V. less)	81,680	610,120	3,063	6,917	3,844	—	—	—
	75 (N.A.V. less)	95,970	79,730	—	—	—	3,599	1,767	1,832
VACANT HOLDINGS	— (U.C.V. less)	—	—	—	—	—	—	—	—
	798 (N.A.V. less)	273,066	29,430	—	—	—	10,240	3,030	7,210
ALL PROPERTIES ..	1251 (U.C.V. less)	417,493	2,829,655	15,656	32,375	16,709	—	—	—
	1362 (N.A.V. less)	823,546	583,685	—	—	—	30,883	14,145	16,738

in the interests of the local business community. The following shows the values of the improvements upon properties graded according to rating system under which they benefit:

	Value of Sites £	Value of Improvements £
Properties carrying lower rates under site-value	417,493	2,829,655
Properties carrying lower rates under nett annual value	823,546	583,685

Rural Holdings

As there was an impression that the lower rates of houses within the township area would not be representative also of the homes in the rural portion, with their larger areas, these rural parts were specially studied.

There are four distinct rural parts of Sale. First is the area to the boundary in a strip North from Raglan Street and its extension. (Assmts. 1029-1102 and 2302-2639).

Second is the part East to the City limits in a strip from Raglan Street down to the Netherlands. (Assmts. 2196-2301.).

The other two are known as Netherlands (Assmts. 361-486 and 2640-2673) and Desailly Flats (Assmts. 1103-1168 and 1217-1292). The position for each is shown below:

Rural Section	Holdings with Houses Rate Number Saving £		Holdings of Vacant Land Rate Number Saving £	
Northern				
U.C.V. Rates Less	68	851	—	—
N.A.V. Rates Less	29	659	75	589
Eastern				
U.C.V. Rates Less	114	1,659	—	—
N.A.V. Rates Less	16	338	214	1,044
Netherlands				
U.C.V. Rates Less	37	211	—	—
N.A.V. Rates Less	6	19	113	711
Desailly Flats				
U.C.V. Rates Less	4	9	—	—
N.A.V. Rates Less	5	60	133	666
Total Rural				
U.C.V. Rates Less	223	2,700	—	—
N.A.V. Rates Less	46	1,116	535	3,010

It should be noted that in these rural parts land holders who live on the property benefit in lower rates under site-value in 83 per cent. of cases. The average benefit for these is a reduction of £12. Only for 46 holders resident on their properties will the change mean increased rates.

On the other hand in each section there are numerous holdings of under-developed land. The increases on these would average a little less than £6 per annum.

SITE-VALUE RATING CANDIDATES FOR COUNCILS

In addition to the actual polls on site-value rating there were a number of council elections for which candidates outspokenly advocating site-value rating were standing. In almost all these, candidates were successful.

Those which have come to our attention are as follow:—

Messrs. A. V. Morgan (Malvern); E. C. Deutscher, (Keilor); R. T. Morrissey, J. C. Armstrong, (Castlemaine); Harold Bartlett, (Eltham); R. Oakley, (Nunawading).

Cr. R. E. Tanner, who had been so active against site-value rating in the Rosedale and Sale campaigns was opposed by two candidates favoring site-value rating. Of these Mr. G. Ashton was successful in displacing him.

Cr. C. J. Burke (who earlier this year moved for reversion to N.A.V. at Heidelberg) was defeated by a margin of nearly 2 to 1 by Mr. F. C. Sweeney (who was one of the leaders of the successful campaign for adoption of site-value rating in that city.)

Municipal candidates who are prepared to make a real issue of site-value rating in their campaigns are finding it is a winner. But it is no good being half-hearted about it. It needs positive campaigning to secure the support of one's friends.

The only loss for a sitting councillor advocating site-value rating was Cr. G. L. Cameron of Sale. He had come in at a bye-election last year and did not have the normal three year term. He was elected with the specific task of pressing this and other matters in the face of a council mainly hostile. In doing this very effectively he inevitably trod on many corns. It is unfortunate that he came in at a bye-election with only one year to run for the normal term would have given citizens a chance to see his efforts in true perspective.

PRESS PUBLICITY NOTED

The following is a summary of press letters and comments in favor of the proposals for which the League stands which have come to attention since our last report. This is not an exhaustive account. Readers are invited to forward cuttings or details of similar reports noted in their district under these headings for inclusion in later reviews. Figures in brackets are the column-inches covered by the report.

Site-Value Rating
Sale District: "Gippsland Times": Reports: (27/5) Sale R'payers meeting (28); (27/5) Maffra meeting (2); (10/6) Cr. G. L. Cameron meeting (46); (1/7) Messrs. J. Morris & R. Wood meeting (120); (1/7) Sale R'payers Assn. meeting (48); (29/7) Sale R'payers (112); (5/7) report (2); (19/7) Maffra Council meeting (27); (2/8) Cr. G. L. Cameron (25); (9/8) S. V. advert (34); (22/8) Maffra Council meeting on S.V. (80); (19/8) Sale Council discussion rating survey (36); (3/7) Part address decentralisation (6); (19/8) (16/8) Debate J. H. Morris v. Cr. Tanner (87); (24/6) Sale council meeting (56); (23/8) Council report L.V.R.G. survey (54); Press Letters: (17/6) A. R. Hutchinson (32); (26/7) L. Ayres (10); (26/7) J. Blyth (10); (5/7) D. Curlis (5); (5/7) J. Blyth (5); (26/7) J. H. Morris (20); (19/7) L. Ayres (10); (19/7) Cr. G. L. Cameron (58); (3/6) D. Curlis (8); (12/8) A. W. Wood (25); (3/7) J. Blyth (7); (16/8) D. Curlis (9); (30/8) Poll results (24). (Total 993 Column-inches.)

Eltham District: "Diamond Valley Local" Reports: (18/8) Editorial (46); (25/8) Editorial (20); (25/8) Report E. D. Rourke de- (23/7) Debate A. R. Hutchinson v. A. Day (52); (25/6) Council meeting (7); (6/8) Debate J. H. Morris v. A. Day (5); (27/8) Letter M. A. Spence (4). (Total space 249 Column-inches).

Malvern: "E. Malvern Progress": (20/5) Chadstone drive for poll (25); (5/8) Letter A. R. H. (11); (22/7) Report A. Morgan meeting (20); "Malvern Advertiser" (17/6 Re poll proposal (6). (Total space 63 Column-inches.)

Wangaratta "Chronicle": (24/8) N. S. Payne (10); (14/9) J. H. Morris (12); "Shepparton News" (19/5) Letter A.R.H. (22); "Kyneton Guardian" (13/5) R. N. Collison (11); (20/5) A.R.H. (16); "Essendon Gazette" (6/5) Report B'meadows Council meeting (22). (Total space 93 Column-inches).

The total space devoted to site-value rating in the above incomplete survey and excluding letters in opposition is 1,397 Column-inches.

Radio Broadcast Session

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Notes from Various Sources

Prahran.—Vacant block at No. 1 Clarence St., close to Chapel Street, suitable for a factory site, 43 ft. by 92 ft. sold at £2,500 which is £58 ft. on £2,750 per sq. chn. of land value. —"Argus," 12/8/54.

[Ed. Note.—While kept vacant the owner was awarded specially low rates by Prahran Councillors who made up the necessary revenue by penalty rates on the good buildings.]

Brighton Beach.—Oregon timber house, 86 The Esplanade; frontage 80 ft. by 198 ft. overlooks the Bay and the property sold for £11,700. Buyer said he would clear the site for modern building. Allowing £700 for demolition value of the house, the price paid for the site equals £137/10/- a foot. —"Argus," 30/8/54.

[Ed. Note.—"Beach value" is one element in the bare land price of £3,000 per sq. chn. Citizens compete to secure such amenities as the "Bay View," and departing vendor collects the rental valued capitalised as a "price."]

Brunswick South.—Sydney Rd., East side; 20½ ft. frontage by 149 ft.; allotment No. 130-132 in zoned factory area, with old-style brk. shop and 7 r. dwelling sold for £9,050. —"Argus," 5/8/54.

[Ed. Note.—Allow £1,000 for buildings, then bare land value is above £10,000 per sq. chn. Quite an obstacle to secondary industry getting on.]

Ivanhoe.—Vacant block on corner 53 ft. on Trent St., by 165 ft. along Jellicoe St., sold at £15/2/- a ft. —"Age," 25/8/54.

[Ed. Note.—£800 is cost of a bare block — not even a tent on it to live in. Robin Hood never staged such a robbery in the days of Ivanhoe.]

Caulfield South.—Vacant shop site, lot 3, frontage; 18 ft. to Kooyong Rd., near North Rd., received bid of £44 a ft. or £792 for block. —"Age," 25/8/54.

[Ed. Note.—£800 of shop keeper's capital (maybe borrowed from a bank) is absorbed and latent in this burdensome price of the opportunity to earn a living. Afterwards, the buildings, the fittings, the housing and then the stock. Drives a man to trading after hours.]

Armadale.—Vacant building site in Barnato Grove between Dandenong Rd. and High St., with area 12,000 sq. ft. sold at £4,200. —"Age," 26/8/54.

[Ed. Note.—This is 7/- per sq. ft. or £1,524 per sq. chn. for purchase of capitalized value of public services and natural amenities which were not provided by the vendor. Trained economists may, perhaps, understand the implications.]

Bairnsdale.—Land in estate of Mr. L. L. Suding, butcher, was sold with keen competition. Vacant building block in the business area realised £83 per ft. River flats brought £41 to £160 per acre at the auction. Grazing land three miles from Bairnsdale brought £69 an acre. Total sales realised £30,000. —Press Report, 29/5/54.

[Ed. Note.—Instead of a Probate slug of heavy calibre, the Treasury should have been receiving a land-rental tax each year. The no probate.]

City of Melbourne.—A vacant building block of land at 310-314 Queen St., near Latrobe St., (with tram line); 50 ft. frontage was sold for £30,000 which is £600 a ft. —"Herald," 16/6/54.

[Ed. Note.—Having paid out £30 thousand as "cost of opportunity," the new owner does not possess even a tent on the site.]

Coal in the World Economy.—World economy may be studied by starting with the energy concept, for energy is the capability to do work and work is energy manifest in space and time. Power is then the time rate of doing work.

Carlton.—Vacant block at 562-8 Swanston St., sold as a 66 ft. frontage factory site for £26,500, which is £310 per ft. bare land value.

[Ed. Note.—City Council preference for vacant blocks is shown by specially low rates. Manufacturer building fine structure on this prominent site will be jolted by extra heavy rates.]

Morwell.—30 ft. frontages in heart of shopping centre with chemist shop and jeweller's shop sold at £14,000 which means a bare land value about £400 per ft.

[Ed. Note.—Government loans spent on Latrobe Valley development are here promoting an incubus of unearned increments.]

Definition.—Capital is the result of laboring and is used by labor to assist it in further production. Labor is the active and initial force. Labor is therefore the employer of capital. —Henry George, "Progress and Poverty."

Auburn South.—Vacant factory site facing Cato Park, 152 ft. frontage in Tooronga Rd., by 160 ft. has been sold for £7,600. —"Argus," report.

[Ed. Note.—City firm of clothing manufacturers are purchasers at £1,350 per sq. chn. This secondary industry will be knocked back by Hawthorn Council's penalty rates on good buildings.]

Laborites favor international goodwill, yet will carry protection and tariff policies to provocative lengths.

They favor nationalisation, yet when it is proposed to nationalise the breweries they shy away like frightened mares.

Laborites are against the bi-cameral system of government — until they obtain a majority in the Upper Chamber.

John Lechte, ex M.L.A., "Herald," 19/6/54.
Chambers of Commerce.—We hold that the breaking down of barriers to world trade is of the greatest urgency, believing that the way to peace is not only by freeing men's minds, but by freeing world trade. —Sir John Allison, President, 1953.

HENRY GEORGE LEAGUE OF VICTORIA.

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Next Executive Meeting, Tuesday, October 5, 1954 at Members' Evening, Tuesday, October 19, at 8 p.m.

HENRY GEORGE JUSTICE PARTY.

Committee Meeting, Friday, October 8 at 8 p.m.

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