

CONSISTENT LIBERALISM OR LAND SPECULATION ?

The recent enquiry in Victoria into the spectacular profits made as a result of Housing Commission land-deals. highlights the inconsistencies in our society.

It is a complete denial of equal civil and economic rights that lucky landholders and privileged or corrupt individuals should profit from land value increases.

It makes no difference whether the price increase was caused by a land boom or by some arbitrary "re-zoning". The profits were not created by any productive effort ! They are the result of a restricted supply of suitable land.

ELIMINATE  
Monopoly  
privileges  
(Business,  
Government,  
Trade union  
etc.)

LAND SPECULATION IS A MORAL AS WELL AS ECONOMIC ISSUE.

All democratic social systems denounce the privilege of getting something for nothing. But somehow, we have a blind spot in our thinking concerning land.

RAISE  
REVENUES

from  
Monopoly  
benefits

If community-created profits are not collected for the benefit of the community, then some privileged people get something for nothing !

This and other similar inconsistencies are at the roots of most of our social and economic conflicts.

(Land rent,  
Royalties,  
Licences,  
etc.)

LANDVALUE INCREASES COULD PAY FOR HALF OF THE FEDERAL BUDGET !

If we agree that the sudden value-increases created by "re-zoning" should not be pocketed by individuals -- than the slowly increasing land values should also be collected for community purposes.

NOT from  
individual  
efforts

The estimated "Site-value" of real estate of Australia in 1973/74 was \$ 37,167 Million, according to Municipal Valuations. ("Site-value" excludes all buildings, crops and other improvements.)

By 1976/77 the valuations increased by 81% ( \$ 30,192 Mil. ) in three years to a total of \$ 67,359 Million. !

If this vast amount would have been used to finance the Federal Budget over the three years from 1974 to '77 ( \$ 63,823 Mil. ) -- than Federal taxation could have been reduced by half !

(No:  
Income-tax,  
payroll-tax  
etc.)

CONSISTENT LIBERALISM ELIMINATES PRIVILEGES AND BRINGS PROSPERITY.

There is a simple and practical method to stop land speculation, to collect community-created landvalue increases so as to reduce taxes penalising productivity, and to eliminate privileges as well as ensure EQUAL RIGHTS.

THE METHOD IS: LAND TAX ON SITE-VALUES.

The "side-benefits" are: cheaper land, lower interest rates, a stimulus to the construction and allied industries and new jobs !

Yours sincerely,

G.Hardy

PLEASE, CONTACT US FOR INFORMATION, DETAILED POLICIES, AND SPEAKERS.