

CREATING BEAUTIFUL ENVIRONMENTS THROUGH THE SITE REVENUE SOCIETY

Improving Towns and Cities

Under our present tax system landowners pay next to no revenue to the nation when they leave land idle or use it badly. This makes it easy for them to hold land out of use and consequently creates an artificial land scarcity. This means that would-be land users are forced to compete against each other for access to land. Hence environmental ugliness and overcrowding is inevitable since land users are forced to accept

sites that lack adequate landscaping, car parking etc.

The artificial land scarcity creates monopoly land prices and therefore developers have to overcrowd sites since they cannot afford extra land for landscaping. High rise buildings clearly save on horizontal space and should therefore allow us to put plenty of landscaping around the buildings. Yet because of tax-created land monopoly this does not happen. The enormous prices that landowners can obtain for coastal land leads to the almost complete destruction of the natural coastline.

To reverse the trend and create beautiful environments we must totally reform the tax system. Landowners should pay full site revenue to the nation on all marketable sites, whether used or not. Taxes on development should be abolished. This would force land into use and remove the artificial land shortage.

In turn this would invert the process of competition, forcing landowners to compete for land users, instead of vice versa. In the process of this competition and because of minimal land prices, landlords and developers would offer more landscaping space and other amenities to their tenants and buyers.

Improving the Countryside

Because of minimal land prices, state and local governments could acquire more land for the creation of more national parks and municipal beauty spots. They would also be able to afford to link these parks by bush covered public footpaths. Private citizens could easily acquire land in the countryside in order to create model holdings in which the growth of a variety of crops was alternated with the preservation of natural beauty.

The possibilities for developing more beautiful environments are endless once we end landed privilege through revenue reform.

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