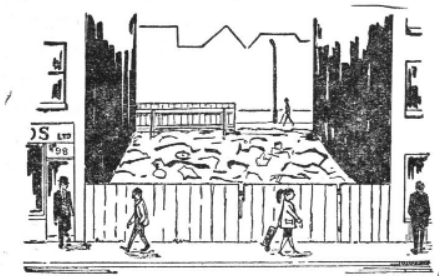


taxes. So, the only decision a Legislator really has to make regarding property taxes is: Should our local property laws favour those who are promoting what is socially good and desirable for a community, or those who promote what is undesirable and socially bad for the community?"

Pushing his point firmly home, Mr. Burkhart concluded: "If the thousands of vacant lots collecting trash and producing weeds are not in the best interest of a community, why do we allow a tax structure which subsidises vacant lots with low taxes? Vacant lots are an eyesore,



besides being responsible for sprawl, which tremendously increases the cost of providing services."

If land only was taxed, a site with weeds and rubbish would pay as much as if there were a house on it.

GOVERNMENT BY COERCION

ADDRESSING the Institute of Chartered Accountants last month, Mr. Enoch Powell, Conservative M.P. for Wolverhampton South-West, accused it of having constituted itself a subordinate instrument of government. Referring to a letter to members, sent out earlier by the Institute's President, which deprecated "action by members which was contrary to the spirit of the prices and incomes standstill, though not legally in contravention of it," Mr. Powell said that the Institute was taking upon itself functions not hitherto exercised and for which its members had not hitherto looked to it.

The Institute, in endorsing the policy, had taken up a position which lay near to the centre of basic political dispute and disagreement in Britain. It had volunteered a political opinion and alignment with which many of its members might not agree.

On the proposition that a citizen had a duty to obey the law, Mr. Powell said that if this meant a duty to do what the law did not require, or not to do what the law did not forbid, it was "false, and damnably false." It was nothing less than an assertion that the Government's wishes were law.

The Institute's President, Sir Henry Benson, accused Mr. Powell of distortion but received only a luke-warm reception compared with prolonged clapping for Mr. Powell.

COLIN CLARK AND THE TOWN PLANNERS

AT A general meeting of the Town Planning Institute, Professor Colin Clark read a very technical paper on "Urban Land Use Here and Abroad," which dealt with population movements and industrial expansion in large urban areas. One of the strong points Prof. Clark made was that town planners should acknowledge the need of very large manufacturers to locate on the outer fringe of conurbations, and for small industries dependent on others for services to remain in central areas.

Studies of American land value patterns revealed that apart from very expensive but small areas in city centres, natural dispersal of population and function had led in recent years to a decline in land values *per capita* in many inner urban areas.

A similar change in the value pattern had been noted in Manchester and was probably occurring in a less degree in many other cities, although *per capita* land values are still higher in England than in the U.S.A. Professor Clark commented that a fall in urban land values would be of considerable assistance to town planners, and added that the outstandingly low *per capita* land values of some Australian cities were due to the prevailing systems of land taxation which had been shown in theory and practice to effect big reductions in land prices.

Asked for his opinion on the impact that the Land Commission Levy would have on land prices, Prof. Clark replied: "The taxation of which I was speaking was not on land sales, but on land ownership. You pay by the year whether you sell or not. To tax land *sales* might have a detrimental effect in slowing down sales. The proposed land levy is very cumbersome. I cannot see why the Government refused to follow the policy, so often advocated in the past, of simple land taxation."

THIS OTHER EDEN . . .

ISLAND land by its very nature is limited and because Abaco is closer to the United States than the majority of Bahama Islands, its land values have risen many times since the commencement of real development in 1959. No other country has known such phenomenal increases. By purchasing now whilst land values are relatively low it is possible for your investment to multiply many times. An indication of the rise in land values may be seen from the following examples. In the Cable Beach section of New Providence waterfront, lots which could have been purchased for around £350 at one time, today sell for more than £350 per foot of waterfront, making a multiplication of one hundred times.

From an advertisement in the
London Property Letter