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Land Value Taxation in Australia for Federal, State and Local purposes*

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INTRODUCTION

Over the whole of Australia, in town and country alike, assessments are made showing the market (or selling) value of land apart from improvements. These assessments are used for Federal, State and Local taxation levied on land values. First there is the Federal "Land Tax" as it is called. Secondly, there are the State "Land Taxes" in Queensland, New South Wales, Victoria, South Australia, Western Australia and Tasmania. The Land Tax in New South Wales is now imposed only in the unincorporated part of the State. Thirdly, there is the local taxation of land values (a) universal in Queensland; (b) all but universal in New South Wales; (c) in three Shires, one Borough and ten Towns in Victoria; (d) in sixteen Municipalities and six District Councils in South Australia; (e) in all the country local areas (District Roads Boards) in Western Australia. Local taxation of land values has not yet been adopted in any town areas in Western Australia, nor in any local Government area in Tasmania.

The Federal Land Tax is superimposed on the State land taxes and both are superimposed on the local taxation on land values where it is in force.

The total revenue raised throughout Australia from Federal, State and Local taxes on land values during the year 1926-27 (excepting South Australia for which the 1927-28 figures are shown) appears from official statistics to have been as follows:—

Federal Land Tax	...	...	...	...	...	...	£2,481,419
State Land Taxes:—							
Queensland	...	...	...	...	...	...	421,580
New South Wales	...	...	...	...	...	...	2,800
Victoria	...	...	...	...	...	...	562,488
South Australia	...	...	...	...	...	...	458,222
Western Australia	...	...	...	...	...	...	160,826
Tasmania	...	...	...	...	...	...	97,504

* Summary of Full Statement compiled for this Conference. The complete paper goes into all matters in great detail. Copies are available for members who desire them.

Land Value Taxation in Australia

Local Taxes on Land Values :—

Queensland	...	...	...	...	...	3,110,255
New South Wales	...	...	...	...	...	5,597,010
Victoria	...	...	...	...	...	569,597
South Australia	...	...	...	...	...	171,618
Western Australia	...	...	...	...	...	269,027

In addition to this revenue obtained by land value taxation, a substantial amount of revenue is obtained by the State Governments as rent for leased land. The Federal Capital City of Canberra derives revenue from rent received from leased land, and its local rates are also levied upon unimproved land values. The following shows the amount of rent received in each State :—

Queensland	...	...	...	...	...	£1,427,671
New South Wales	...	...	...	...	...	2,114,097
Victoria	...	...	...	...	...	329,673
South Australia	...	...	...	...	...	164,277
Western Australia	...	...	...	...	...	342,119
Tasmania	...	...	...	...	...	50,354
Federal Capital Territory	...	...	...	...	...	39,492
Total Land Value Taxation and Land Rent...						<u>£18,370,029</u>

The total tax revenue from all sources in Australia for Federal, State and Local purposes appears (from official statistical sources) to have been £113,000,000 in the same year. The land value taxation (£18,370,029) thus makes up 16 per cent of the total tax revenue. The figures may look impressive. There is this to be said about them, that £18,370,029 of land values goes annually into the public treasuries which would otherwise be privately appropriated. The landowners cannot now capitalize that amount and speculate with it or put it into their pockets. It is a first charge on the land for the benefit of the community.

THE FEDERAL LAND TAX

The Federal Land Tax was passed November, 1910. It was not imposed as a revenue producing instrument, but was passed mainly for the purpose of "bursting up big estates." At the inception of the Act a number of estates were subdivided, but, generally speaking, it may definitely be said that the Act has lamentably failed to produce the effect desired. Under the original measure an exemption of £5,000 was granted to an owner who was not an absentee, and the tax rate varied from 1d. to 6d. in the £ of unimproved value. Absentee owners were taxed from 1d. to 7d. in the £ and were not allowed the exemption. There have been various amendments of the original Act, the latest being in 1927. The present rate of tax is : When an owner is not an absentee : For so much of the taxable value as does not exceed £75,001 the rate of tax per £ shall be 1d. where the taxable value is £1 sterling and shall increase uniformly with each increase of £1 of taxable value by 1/18750th of a penny. For every £1 of taxable value in excess of £75,000 the rate of tax shall be 9d. When the owner is an absentee : Where the value does not exceed £5,000, 1d. in the £. For so much of the taxable value as exceeds £5,000 and does not exceed £80,001, the rate of tax shall be 2d. in the £ plus 1/18750th of a penny for every £1 in excess of £5,000 ; for every £1 in excess of £80,000 the rate of tax is 10d.

In 1924-25 (the latest year for which complete figures are available) the unimproved value of land assessed to the Federal Land Tax was £238,007,004 for resident owners and £2,978,754 for absentee owners—total £240,985,758.* The total tax assessed in 1927-28 was £2,701,074.

The Federal Land Tax Act is open to serious criticism. The £5,000 exemption opens the way for fraud and evasion. Large estates may be nominally sub-divided among members of a family, each member receiving the advantage of the £5,000 exemption. The revenue is thus defrauded and the purpose of the Act defeated. The graduations make it a class tax of a vicious nature, and have been the cause of considerable hostility to the sound principle. The criticism levelled against the Federal Land Tax Act applies also in the case of the State Land Tax Acts where exemptions are allowed and where the tax is imposed on a graduated scale.

DEFINITION OF UNIMPROVED LAND VALUE

The definition of "unimproved land value" as given in the South Australian Act is: "Unimproved value of any land means the capital amount for which the fee-simple of such land might be expected to sell for if free from encumbrances, assuming the actual improvements (if any) thereon had not been made: Provided that in this definition the term 'improvements' means houses and buildings, fixtures, or other building improvements of any kind whatsoever, fences, bridges, roads, tanks, wells, dams, fruit trees, bushes, shrubs, or other plants, whether planted or sown for trade or other purposes, draining of the land, ring-barking, clearing from timber or scrub, and any other visible improvements, the benefit of which is unexhausted at the time of the valuation."

This definition, with slight variations, is characteristic of the various Land Tax Acts throughout Australia, and forms the basis for the levying of the taxes on land values.

STATE LAND TAXATION

QUEENSLAND

The taxation of land values for State purposes was first adopted in Queensland in 1915, and the original Act has been frequently amended. The tax is imposed on a graduated scale, the rate commencing at 1d. in the £ for less than £500 of land values and increasing to 6d. in the £ for £75,000 of land values and over. Under the Act of 1918 a super tax was imposed, ranging from 1d. to 2d. in the £, according to the value of the land assessed. In addition taxes ranging from 1d. to 2d. in the £ are imposed on "undeveloped land." The definition of "undeveloped land" means not merely agricultural land, but every kind of land that "has not upon it improvements of the value of at least one-fourth the unimproved value of the land." The assessed value of land for the year 1927-28 was £27,466,022 and the total land tax collected £421,580.

* It may be remarked that the aggregate assessment of land values for local taxation (or State taxes) in all the States of Australia taken together amounts in round figures to £810,000,000, and that total is certainly considerably below the true market value. From this it is seen how much land value is exempted from the Federal Land Tax, which assesses only £240,985,758.

Land Value Taxation in Australia

It is interesting to note that since 1st January, 1917, freehold title to land in Queensland is unobtainable, excepting for land acquired before that date. Under the Crown Lands Act, 1910-18, land can only be obtained from the Crown on lease. A pastoral lease may not exceed 30 years, the term for agricultural farms is 20 years, other leases are in perpetuity.

VICTORIA

Victoria first collected State revenue from unimproved land values in 1910. There is an exemption of £250, but in the case of an owner whose total unimproved value exceeds the amount of the exemption, the exemption diminishes at the rate of £1 for every £1 of such excess so as to leave no exemption when the unimproved value amounts to £500. The rate of tax— $\frac{3}{4}$ d. in the £—has been in operation since 1910, and under the Land Tax Act of 1924 it was provided that a super tax equal to 5 per cent of the amount of tax payable should also be levied. The latest assessment of land values for the State was £232,429,918, and the amount of tax collected for the year ended 30th June, 1928, was £562,488.

SOUTH AUSTRALIA

South Australia first secured power to collect revenue from unimproved land values in 1884. The rate of tax was then $\frac{3}{4}$ d. in the £. The present rate is $\frac{3}{4}$ d. in the £ flat rate on all lands, an additional $\frac{3}{4}$ d. on values above £5,000, a super tax of 25 per cent., and an additional 20 per cent. on absentee landholders. Assessments are made every five years, the latest being in 1925 when the valuation was £95,095,973. The total amount of taxes collected for the year ended 30th June, 1928, was £458,222.

WESTERN AUSTRALIA

The first land value tax for State purposes in Western Australia was levied in 1907. From 1907 to 1923 the rate of tax was 1d. in the £, and during the years 1922 and 1923 a super tax of 15 per cent was also imposed. Under the original Act there was an exemption of £50, but this was repealed in 1924, when the rate of tax was increased to 2d. in the £. The amount of tax collected for the year 1927-28 was £160,826.

TASMANIA

Tasmania collects a portion of its revenue by means of a graduated tax on unimproved land values, the original Act being passed in 1905. Various amending Acts were passed and in 1910 a consolidating measure was placed upon the Statute Book. The tax is on a graduated scale, starting at $\frac{3}{4}$ d. in the £ for every pound of value up to £2,500 and rising to 3 $\frac{3}{4}$ d. in the £ on estates of over £80,000 in value. The latest valuation in 1927 was £22,867,190 and the amount of tax collected for the year 1927-28 was £97,504.

THE FEDERAL CAPITAL TERRITORY—CANBERRA

The Federal Capital Territory is situated in the Yass-Canberra district of New South Wales, and is approximately 900 square miles or 576,000 acres.

On 23rd July, 1924, the Seat of Government Administration Act was assented to, and this provided for the appointment of an independent Commission of three men to assume control of the Territory for the Seat of Government. It is provided in the Commonwealth Constitution Act, 1900, that all the Crown lands in the Federal Territory shall be transferred from the State to the Commonwealth without any payment whatever. It was found necessary, however, to acquire from private owners estates of freehold. The area so acquired is about 209,500 acres, at a cost approximating £750,000. Under the Seat of Government Act, 1910, no Crown lands in the Territory can be sold or disposed of for any estate in freehold, except in pursuance of some contract entered into before the commencement of that Act. The policy of leasing lands outside the City area has been encouraged under the Leases Ordinances, 1918-25, which provides for leases not exceeding a term of 25 years for agricultural and grazing purposes.

The City Area Leases Ordinances provide that the Minister may offer by auction the right to a lease of any unleased land. Fourteen days' notice of such auction must be given. Bidding must be by capital sum representing the unimproved value of the land. The term of the lease is not to exceed 99 years, and the rental is 5 per cent per annum of the capital unimproved value as ascertained by bids at public auction or assessed by the Government; such rentals to be subject to re-appraisal after a term of 20 years, and thereafter every 10 years. The lessee is required to commence the erection of a building within a specified time, and the plans for such building must be submitted for approval. In laying out the City area, special zones have been established for residential and commercial purposes, and for undertakings of an industrial character.

SALE OF LEASES

The first auction sale of leases was held on 12th December, 1924, when 289 residential and 104 business sites were offered; and of these 146 blocks were sold at prices representing values from £6 to £58 per foot for business sites, and from 10s. to £3 4s. per foot for residential sites. The remaining 149 blocks, including all business sites offered were subsequently disposed of.

On 29th May, 1926, a further lot of 18 business and 80 residential sites were offered for lease by public auction. The whole of the business sites were sold at prices varying from £24 to £150 per foot. The residential sites realized from £2 15s. to £6 16s. per foot. The third sale of leases was on 9th April, 1927, at which 57 residential sites, 12 retail business sites, 4 minor industrial sites, 3 boarding house sites, and a site for the erection of a motor service station were offered. The whole of the business sites were sold, realizing a capital value of £57,600, the retail trading sites averaging £120 per foot, the highest value being £175 per foot. Of the residential leases offered, 38 were sold—representing a capital value of £12,225, varying from 25s. 7d. to £7 2s. 10d. per foot.

Under Ordinance No. 6 of 1926, power was granted for "The Making, Levying and Expending of Rates on Land in the Territory for the Seat of Government." The Commission was charged with the duty of making and assessment of the unimproved value of each parcel of rateable land in the Territory. The Commission may make and levy an annual general rate on the unimproved capital value of all rateable land within the City area and a

separate annual general rate on lands not within the City area. The annual general rate within the City is not to exceed 5d. in the £, and on land outside the City area 3d. in the £. Neither the lighting nor the sanitary rate must exceed 3d. in the £. For the year 1928 the City general rate was 4d. in the £, and there was also a lighting rate of 2d. in the £ levied. A charge for sewer service is made at the rate of 2½d. for each £1 of unimproved land value, and the charge for water service is at the rate of 3½d. in the £ on land value.

The Canberra plan is *not* pure single tax doctrine. Under the leasing system all improvements revert to the Commonwealth at the expiration of the lease. The re-appraisal period is too lengthy. The first period should be set at not more than 10 years, with re-valuations at intervals not longer than every succeeding five years. Despite these shortcomings, the system is a big step forward in the direction of conserving community-created land values for the use of the community, and its successful application at Canberra is a valuable object lesson to the rest of the world.

LOCAL TAXATION OF LAND VALUES

QUEENSLAND

The principle of rating on unimproved land values only was first initiated in Queensland under the Valuation and Rating Act, 1890. The real author of the principle in the legislature was Mr W. Stephens, M.L.A. for South Brisbane, and also its Mayor. The Bill as originally introduced was a complicated measure imposing several forms of rating, and Mr Stephens urged the abolition of these and the substitution of the simple principle of rating on unimproved land values. The Bill was withdrawn and re-introduced on that principle. The clauses embodying it were drafted by Sir S. W. Griffiths. The measure applied to every municipality and shire in the State. The original Act has ceased to exist and its provisions have since been incorporated in the "Local Authorities of Queensland Act, 1902," and the "Greater Brisbane Act of 1924." Under the Local Authorities Act a fresh valuation shall be made in every area once at least in every three years. Under the Act of 1902 the maximum rate was 3d. in the £, but under the Amending Act of 1921, the amount was increased to 1s. in the £. Sewerage rates are also levied upon unimproved land values.

The following table shows the estimated unimproved land value, and the amount of rates levied in the cities and towns of Queensland for the year ended 31st December, 1927 :—

	<i>Estimated Unimproved Land Value.</i>	<i>Amount of Rate Levied.</i>
	£	£
City of Brisbane	22,267,094	1,082,486
Total other Cities (10)	6,521,964	408,961
Total Towns (17)	1,941,711	109,207
	£30,730,769	£1,600,654

The general rates levied ranged from 4d. to 1s. in the £; and in addition to the general rate a number of municipalities levied special or separate rates for lighting, health, loan, and other purposes.

There are 124 Shire Councils controlling an area of 669,051 square miles of territory. The estimated unimproved value for the year ended 31st December, 1927, was £48,974,308.

The general rates declared varied from 1d. to 11d. in the £, and separate rates were levied in many Shires for lighting, health, hospital and other purposes. The total rates levied amounted to £945,912.

GREATER BRISBANE

Under the "City of Brisbane Act, 1924," 19 Councils were abolished, and in their place was created the Brisbane City Council, embracing an area of 385 square miles. Since 1924, Brisbane has made remarkable growth. This is indicated by the increase in population from 253,568 to 295,430, and also by the number of new buildings erected during this period, the total value of which is over £10,000,000. In addition to the fine business premises erected, 10,000 new residences were also built. The total unimproved land value assessment for the year ended December, 1928, was £22,508,753; this amount includes values of land classified as rural amounting to £591,611. The total revenue received by the Council from rates was £986,369, and this was collected from unimproved land values. The following table from the records of the City Architect's office show house and other building progress since 1925:—

	<i>Dwellings.</i>	<i>Other.</i>	<i>Total.</i>	<i>Value.</i>
1st October, 1925, to 30th September, 1926	2,719	614	3,333	£2,864,943
1st October, 1926, to 30th September, 1927	2,977	781	3,758	2,734,695
1st October, 1927, to 30th September, 1928	2,022	721	2,803	2,290,271
Totals	7,718	2,716	9,894	£7,889,909

The plans of new buildings, alterations and additions passed for the 12 months January to December, 1928, were: New buildings, 2,510; alterations, 103; additions, 519; total, 3,131. This great building activity was due to the fact that there is no taxation levied upon improvements, and as the revenue is collected from unimproved land values, the holding of land out of use for speculation is rendered unprofitable. Mr Isles, of Messrs. Isles and Love, the largest estate agents in Brisbane, wrote to the Brisbane newspapers recently that "Speculation in land is dead. High rates and taxes have killed it." The land value tax has set up a pronounced tendency to subdivide large estates into smaller areas especially for residential purposes. Probably the most marked effect of all is the influence it has had in making owners of valuable city lands demolish inadequate structures on them and build instead handsome buildings. The principal streets of Brisbane have been transformed from this cause during the past 10 years. In the country areas land has been made

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available on more favourable terms, and there is no gainsaying the fact that the collection of unimproved land values for public purposes has very materially affected the sale price of land. It is not now possible for landholders to capitalise future rent and sell it as was the case prior to such a big proportion of land values going into the public treasury.

VICTORIA

In 1914, Parliament passed legislation paving the way for local taxation of land values. The principle can be applied by the Council by special Order passing a resolution that it proposes to adopt the Act. When this is done it is mandatory for the Council to prepare a provisional valuation of all rateable properties, showing (a) unimproved capital value, (b) capital improved value, (c) the net annual value thereof. Provision is also made for the adoption of the land value principle independent of any move by the Council. This is by means of a petition signed by one-tenth of the ratepayers. On receipt of such petition the Council must publish in a newspaper circulating in the municipal district a notice stating the demand has been made, and that a poll of ratepayers will be taken on the day for the next election of Councillors. The requirements for carrying the poll are :—

- (a) A majority of valid votes recorded in favour of the proposal ; and
- (b) The number of valid votes recorded to be at least one-third of the number of votes on the municipal roll.

Under the original Act the State Government land valuation was to be used. This assessment did not give satisfaction, and in 1920 power was given to local bodies to make their own assessments, and since then a number of local bodies have adopted the land value principle of rating. The names of the local governing authorities that have adopted land values rating are as follows :— Brunswick, Camberwell, Caulfield, Coburg, Essendon, Oakleigh, Sandringham, Carrum Borough, Mordiaithi, Newton and Chilwell, Portland Borough, and the Shires of Llandenong, Rosedale and Yea.

At Camberwell the land value principle was adopted by a poll of ratepayers in 1922 ; the voting being : For land values, 3,399 ; against, 2,690. In 1924 the Council decided to revert to the old system of rating, and another poll was demanded by the ratepayers. The result was : For reversion, 809 ; against, 1,808 ; majority for retaining land values, 999. In 1926 a reversion poll was demanded at Brunswick when by 4,676 votes to 2,604 the ratepayers decided to continue under the land value system.

The rate in the £1 levied upon unimproved land values varies from 1½d. in the Rosedale Shire to 7d. in the £ levied in the City of Brunswick.

SOUTH AUSTRALIA

South Australia obtained power to rate land values for municipal purposes in 1893, and for District Council purposes in December, 1926. Before the principle can be applied a tentative assessment must be prepared showing what each ratepayer pays under the old system and the amount each would pay if land values assessment was adopted. This assessment must be open for public inspection for 21 days before the day of polling. In the case of municipalities one-fourth in number of the ratepayers on the roll must vote in favour of land values to make the poll effective, and under the District Council Act

three-fifths of the ratepayers recording their votes, or one-half in number of the ratepayers on the roll, must vote for land values to carry the poll. Councils may adopt the State land tax assessment or make their own valuations. In the latter case a new valuation must be made every seven years.

Although there are many restrictions which make it difficult to get the Act applied, 16 Municipalities and 6 District Councils now rate solely on unimproved land values. These Municipalities are: Thearton, Moonta, Port Adelaide, Hindmarsh, St. Peter's, Mount Gambier, Glenelg, Port Pirie, Gawler, Quorn, Peterborough, Yorketown, Port Augusta, Port Lincoln, Murray Bridge and Colonel Light Gardens. The rates vary from 3½d. to 1s. 6d. in the £. The District Councils which have adopted land value rating are:—Kimba, Murat Bay, Loxton, Cobdogla, Minnipa and Karoonda, the rates varying from 1½d. to 4½d. in the £. These districts are in the farm areas of the State, and the system is giving general satisfaction.

Power is granted to the ratepayers to revert to the old system. Three such polls have been demanded and all were defeated after years of practical application of the land value principle. The ratepayers would *not* revert to the old system of taxing improvements. Voting at reversion polls is confined solely to *landowners*, and the fact that the owners have by big majorities decided to retain the land value principle should be convincing evidence as to the justice of the system. Wherever the principle has been applied in Australia it has given satisfaction and there is no instance where there has been a reversion to the old system of taxing improvements.

WESTERN AUSTRALIA

Under the "Roads Act, 1902," the Governor, by order of the Council, could constitute any portion of Western Australia, not included in a municipality a "Road District." On or before 7th July in each year the Board must make a valuation of all the rateable land within the district, and keep a rate book showing the estimated net annual value and the capital annual value of the land. According to the latest local government statistics available, for the year 1926-27 there were 125 Road Districts. The approximate area of land covered by their jurisdiction was 975,826 square miles. The valuation of rateable property was:—

On annual value basis	£301,665
On unimproved land value basis	£21,119,659

The rates on the annual value basis ranged from 9d. to 2s. 2d. in the £, and those on unimproved land values from 1d. to 6d. in the £. Seventy-five districts collect their revenue from unimproved and annual values combined, the remaining 50 districts rate solely on unimproved land values. The amount of revenue from each source is not shown separately in the official statistics, but an analysis of the assessment figures shows that approximately £30,000 was collected from annual values, and £240,000 from the unimproved value of land. Local Boards of Health under the control of the Roads Boards collect the greater portion of their revenue from land values, the rate varying from one-eighth of a penny to 3d. in the £. The majority of the Vermin Boards of Western Australia levy their rates from unimproved land values, the balance rate on an acreage basis. The land value rate ranges from one-sixteenth of a penny to 1d. in the £.

THE CITY OF PERTH ENDOWMENT LANDS ACT

On 31st December, 1920, the City of Perth Endowment Lands Act was passed, giving power to the Perth City Council to deal with certain endowment and other lands, comprising in all approximately 4,000 acres, and to extend its boundaries to include these lands. The feature of special interest in connection with this area is the fact that rates must be imposed upon unimproved land values, and improvements exempted from rating.

The Premier of Western Australia has definitely promised to give municipalities the power to alter the system of rating to unimproved land values, and the Bill is to be introduced at an early date.

TASMANIA

The land value principle has not yet been adopted in Tasmania for local purposes. Under the "Hobart Corporation Act, 1924," power was granted to the Capital City to adopt the land value principle. Under the provisions of the Act it was mandatory for a poll of ratepayers to be taken within 15 months from the passing of the Act. Owing to the action of certain members of the City Council who were opposed to the land value system, the poll was not taken within the prescribed time, therefore the Act lapsed. Municipal associations of Tasmania have carried resolutions favouring land values assessment, and Launceston, the northern city, carried a referendum favouring a change in the basis of rating from annual value to unimproved land values.

GENERAL REMARKS

Land Value Rating is mandatory in Queensland, New South Wales and Western Australia (in part), and optional in New South Wales and Western Australia (in part) and in Victoria and South Australia.

It is important to note that where the old system of local rating still obtains the *annual value* assessment provides for a measure of land values going into the public treasury. The annual assessment is on 5 per cent of the capital value of the land and improvements combined; therefore a big proportion of the rates received represents "ground rent." All land is assessed under the "annual value" system, irrespective as to whether it is vacant or has improvements upon it.

The various Local Governing Acts impose a limitation in regard to the levying of rates. The maximum general rate in South Australia and Queensland is 1s., although separate and special rates may be levied. In Western Australia the general rate on unimproved land value must not exceed 3d. in the £, except with the approval of the Minister, when it may be increased to 6d.

CONCLUSION

The foregoing statement will show the success which has attended our efforts on behalf of land values taxation in the Australian Commonwealth. The Government being of a three-fold nature we aim to secure the removal of taxation from buildings and other improvements in the local government sphere. In the State arena we urge the abolition of the income, amusement, stamp and probate duties, and the reduction of railway freights and fares. For Federal purposes we demand the repeal of the tariff and all taxes imposed

upon industry, and in lieu of collecting revenue from the aforesaid sources we urge that it shall be obtained by taking unimproved land values for public purposes. The fact that in Australia we are taking £18,370,029 annually from land values is of distinct benefit to the community. The principle is partially applied in every State of the Commonwealth and its justice is becoming more generally admitted. Is there any other country in the world that can show the same results as we have obtained? I do not know of any. It must not be forgotten that the full benefits derived from the collection of land values for public purposes are not clearly seen, owing to the unsound economic policy adopted in Australia. The party politicians have endeavoured to assist manufacturers by means of a high protective tariff, and to improve the conditions of the workers by arbitrary fixation of the money rates of pay. The evil effects of these measures have outweighed the advantages derived from land values taxation. It is not surprising that industrial depression and unemployment exist in our country, but to assert that these things exist notwithstanding the measure of advance on the adoption of Georgean principles because such advance is not the complete measure surely is "barking up the wrong tree," and closing one's eyes to the monstrous robbery proceeding under the tariff. It is not astonishing that both primary and secondary industries are feeling the evil effect of the high protectionist policy. Landlord robbery and tariff robbery are the great twin evils which affect the industrial life of the Commonwealth. The greatest robbery is due to the private appropriation of ground rent, but the tariff robbery is so great it cannot be ignored. We shall continue our fight against the forces of special privilege and will not cease from our efforts until all taxation has been removed from industry and public revenue collected from its natural source—the community-created rental value of land.

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