

influence of unrestricted landownership is shown and illustrated by figures. The land-reform movement is indebted to Dr Pearson for having given this book to the world, and *Land & Liberty* will gratefully acknowledge its value.

ALEX MACKENDRICK.

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In his foreword Dr Pearson acknowledges the assistance of the Rev. Mervyn Stewart, whose word after reading the published book we also have and we quote from his commendation:—

“For many years the Georgist movement has been under increasing obligation to Dr Vere Pearson, but only his closest friends could have foreseen the result of his meditation in a work as deep and broad as its title. How humanity has or has not increased, why folk have moved or not moved to attractive locations—this is surely to state the Social Problem.

“A vast number of admitted authorities are cited. The first quarter, say six chapters, is a study of population groups from early conditions, with special chapters on Asia and Africa which draw out the results of varying systems of land tenure. The duty of the Government of every country is repeatedly stressed—to collect all the land value and expend it for common good with beneficial effects on public health and prosperity. The causes of the rises and falls in vital statistics, births, marriages and deaths, are dealt with.

“Special consideration is given to Town Planning and Garden Cities and the last part discusses ground values and property appraisals, traffic troubles, housing, and emigration, with the physiocratic ideal of co-operation in liberty for the future most powerfully expressed.

“It is not easy for one who has contributed some pebbles which a craftsman has cut into jewels to assess this work. Dr Pearson has given us a book indispensable to our workers and breaking new ground.”

## PROPERTY

In his *Public and Private Property*\* Mr John Z. White deals with a subject which is a frequent source of confusion to writers on economics. He points out that “property is a legal term.” The fact that the law recognizes something as property is no proof that the law is a good or a desirable one, any more than the existence of any other law proves that it is beyond amendment.

The law recognizes “two kinds of property, wholly different in nature and origin—products of industry and products of law.” The products of man’s labour are instinctively recognized as property, but “legal privileges also are property, such as a right of way, a copyright, a patent, an estate in land, or other grant of power or authority from the State.” Every institutional writer on law recognizes that there is a distinction, but the distinction is soon obscured. Arguments founded upon the right of the producer to what he has produced are applied to what has not been produced.

In addition, as Mr White points out, contracts are confused with grants of privileges, and arguments in favour of freedom of contract are used in favour of the private beneficiaries of the sovereign power.

The errors which arise from these confusions are illustrated by an examination of a number of leading cases decided by the United States Supreme Court. It is a clear and brilliant piece of analysis which will appeal both to the lawyer and to the layman.

The confusions which afflict the lawyers are also shared by the economists. Every text-book of economics

\* The Beaver Press, Greenville, Pennsylvania. Price \$2.

which opposes land value taxation does so on the vested rights theory—that land is property and that the State should not discriminate between one form of property and another. Yet these same writers condone the confiscation of produced and self-earned private property. Some of them indeed condone or advocate policies which result in the creation of private monopolies.

Our laws are still dominated by wrong thinking on this subject. As Mr White points out, the framers of the constitution of the United States regarded property as being as important as liberty, but there is no indication that they saw any distinction between property in labour products and property in legal privileges, or that there is and must be a constant warfare between the two kinds of property.

This is a valuable and stimulating book and we wish it a wide circulation.

F. C. R. D.

## FRANK STEPHENS

Eloquent tributes to the work and memory of Frank Stephens, who died on 16th June, have appeared in Delaware, Pennsylvania and other American newspapers and journals. He has been honoured as a great citizen and a great social reformer. He had the deepest and widest interest in all that concerns the advancement of human liberty, economically, politically and socially. But among the adherents of the Henry George teaching his loss will be felt most greatly, who in and far beyond the centre of his immediate activities in his later years held him in the highest esteem. His friends speak of his simple and lovable character, his courage, the appeal he could make to the minds and hearts of all with whom he came in contact. The impression he made upon the Oxford International Conference in 1923 which he attended with a large contingent of American Single Taxers will be fresh in the memory of all who were present at that impressive gathering. Philosopher and lover of art, an artist himself, he captured his audience and one felt, as he spoke, that victory for the cause could not be long delayed. He spoke like a prophet inspired, and it was the vision of the civilization that is possible that led him along in what he tried to achieve. With the late Will Price and Joseph Fels he founded the “Single Tax Enclave” at Arden in Delaware, which was started in 1900 on a farm of 162 acres and in 1922 the sister town of Ardentown was founded, both together having a normal population of 300, but during the summer months the population at least doubles. Besides his many other activities as protagonist of the Henry George movement, on the platform and with his pen, he was a member of the Robert Shalkenbach Foundation and was associated with practically every Single Tax activity in America. Annual Conference and Conventions always found him in place to add his strength and counsel and there he will now sadly be missed.

Frank Stephens was born in Rahway, New Jersey, on 28th December, 1859. To Mrs Stephens and to his two sons Donald and Roger we offer our sincere condolences in their bereavement.

A. W. M.

MR ANDREW MACLAREN IN DURHAM.—The Secretary of the Houghton-le-Spring (Sunderland) Divisional Labour Party writes to *Land & Liberty*: “We had a very good meeting which was held in the Welfare Hall, Herrington, on Thursday, 18th July, and addressed by Mr A. MacLaren, who kept the audience interested for about one and a half hours dealing with taxation of land values, rating, and its effect upon the people. At the conclusion of the meeting a wish was expressed for a return visit from Mr MacLaren. About 250 people were present.”