

Index

- Agriculture, 26, 29, 42, 46, 61, 73, 75,
 86, 89, 94, 120, 122-4, 131, 154,
 157-8, 163-4, 168, 184, 187, 199,
 205, 255-6, 264, 267, 269, 282, 300
 Aiken, J., 31
 Air rights, 251
 Alienation, 26, 39
 American Real Estate Exchange, 34
 Andelson, R. V., 43
 Archer, R. W., 190, 240-2
 Ashfield, Lord, 39
 Australia, land;
 — recessions and, 231
 — speculation in, 230-9
 — taxation of, 201-3, 212, 230-33,
 236, 239-40, 297
 — vacant, 233
 — (*See also*: Land, values; Housing)
 Balassa, Bela, 299
 Bank of England, 42, 245, 247, 250
 Barber, Anthony, 81
 Baron, Tom, 249, 289(n.26)
 Barratt Developments Ltd, 97, 263
 Bartlett, B., 134-5
 Berry, F., 97
 Betterment levy, 171, 234-5
 Birch, Nigel, 79
 Blackstone, Sir William, 294-5
 Botha, D.J.J.: *see* Land, speculation
 Britain, land;
 — recessions and, 55, 253
 — speculation in, 44, 52, 67, 253,
 262, 298
 — taxation, 84, 249-50, 264, 267,
 285-6, 249-50
 — vacant, 36, 83-4, 262-4, 267,
 279, 287, 297
 — (*See also*: Land, values; Housing)
 Broackes, Nigel, 222, 270(n.20)
 Brougham, Henry, 45, 70
 Brown, H.J., 70, 219
 Brown, Jerry, 146
 Bungei Shunju, 166
 Burgess, G.J., 80
 Burns, Terry, 274
 Burrows, John, 42
 Capital, 68-9, 72-4, 76, 80, 83, 93,
 102-3, 134, 139, 154, 220
 Capitalism, 18, 22, 27, 33, 293-303
 — challenged by Marxism, 14, 20,
 169, 193
 — conservatives and, 15, 16, 23
 — land monopoly and, 11, 13,
 18-20, 300
 Capitalists, 15, 39, 44, 175
 — Marx on, 41
 — recessions, blamed on, 14
 Campbell, K.D., 251
 Canberra, 235-8
 Carter, Jimmy, 133, 137, 144, 245,
 259
 Cartwright, Rev. Edmund, 45, 47, 49
 Centre Point, 84-5, 267
 Chase Manhattan Bank, 115, 116
 China, 117, 226, 229
 Chicago, 64, 109-10, 119-20, 140-3
 Churchill, Winston S., 78, 79, 182,
 194
 Civic Trust, 36, 42
 Clark, Colin, 34, 160, 241
 Class conflict, 15, 20, 86-7, 300
 Clawson, M., 143
 Cochran, Thomas, 139
 Cole, G.D.H., 68
 Coleman, Alice, 262
 Common Agricultural Policy, 295-6

- Communism(ists), *see* Marxism(ists)
 Community Land Act, 99, 186
 Competition, 13, 22, 26
 — land tax and, 28, 30, 33-5, 40, 301-2
 Conservatives, 17, 20, 79, 84, 171, 186, 256(n.3), 260, 262, 264, 268, 285-6, 298
 Cord, Steven, 200-1, 204
 Corn Laws, 38, 55, 73
 Crotty, Raymond, 208
 Crown Estate, 43(n.23)
 Cullerton, P.J., 140-2
 Cutler, Sir Horace, 257(n.11)
 Cycles, *see* Land, values
 18 yrs, 64
 Darin-Drabkin, H., 186-8, 208, 288
 Deane, P., 76
 Debs, Eugene V., 175
 Deferred assessments, 225-6
 Deficits, government, 20, 138, 269, 299
 Demand management, 20, 259, 300
 Denison, Edward, 13, 162
 Denmark, 213
 Depressions, 14-16, 20
 — political effects of, 19
 — (*See also under individual countries*)
 Development Land Tax, 99, 262, 264
 Dewey, John, 295
 Dore, R.P., 158, 161, 170
 Douglas, R., 89, 184
 Drucker, Peter, 127

 Employment, 11, 62, 76-7, 81, 99, 125, 249, 255, 260-1, 269, 272-4, 276, 278, 281, 297
 Enclosures, 17
 Engelbert, Ernest, 147
 Engels, Frederick, 62, 103, 175
 Enterprise zones, 264-6, 269, 298
 Estate Exchange, 34

 FAO, 164, 170
 Federalist Papers, 16
 Feinstein, C.H., 75, 105
 Feldstein, M., 135(n.30), 299
 Founding Fathers of America, 16, 137
 Franklin National Bank of New York, 131-2

 Free enterprise;
 — Henry George on, 18
 — land monopoly and, 18
 — unemployment and, 15
 Friedman, Milton, 19, 261, 297, 299

 Gaffney, Mason, 145, 147, 209(n.21), 216
 Gann, Paul, 145
 Garst, C.E., 159
 Gates, P.W., 148
 General Agreement on Tariffs and Trade, 301
 George, Henry, 17-18, 32, 41, 85-7, 127, 137, 159-60, 168, 175, 182-3, 203, 210-17, 226-7, 232, 299
 — recessions, theory of, 63-5, 109, 168
 — socialism and, 175, 183, 193-4, 212
 George, Lloyd, 39, 182
 Germany, West, 13, 273
 Gierek, Edward, 177
 Gilder, George, 21, 126-7, 304(n.16)
 Glyn, A., 80
 Glynn, S., 77, 90
 Graded property tax, 215
 Griffith, Sir Samuel, 239

 Hagman, D., 21
 Halévy, E., 46, 52
 Hallett, Graham, 211-12
 Hammerson Group, 38
 Hammond, J.L. and B., 32, 56-8
 Harper, Sir Edgar, 182
 Harris, Anthony, 295-6
 Harrison, F., 43, 183, 209(n.20 & 26)
 Harrison, Gabriel, 79
 Harvey, D., 103-4
 Heath, Edward, 84, 186
 Heseltine, Michael, 36, 222, 263, 289
 Hicks, J.R., 57
 Hobsbawm, E.J., 57, 73
 Holland, 29, 35
 Hollom, Sir Jasper, 41
 Hong Kong, 222, 288(n.14)
 Hoskins, W.G., 56
 House-Builders Federation, 99-100, 252, 268, 283, 298

- Housing;
 — Australia, 195-7, 233-5
 — Britain, 81, 91-103, 248-9, 252, 266, 282-7
 — cycles, 91, 93, 102
 — France, 251, 285
 — interest rates, 91-2, 96, 99, 102
 — Japan, 163, 165-9
 — recessions and, 65, 77, 104-5
 — USA, 92, 102, 119, 129-31, 266-8, 282
 — vacant, 31
 — (See also: Mortgages)
- Howe, Sir Geoffrey, 264, 267, 298
- Hoyt, Homer, 43, 64, 109, 143, 197-8
 — land deals of, 110-14, 117-18, 119
 — (See also: Property; Land, speculation and vacant)
- Hutchinson, Allan, 201-2
- Hyams, Harry, 79, 84
- Income tax, 12, 20, 143, 205, 208, 259, 279
- Incomes policy, 87-8, 275, 287(n.4)
- Industrial Revolution, 11-12, 44
- Inflation, 20, 81, 117, 137, 162, 272, 275, 285
- Institute of Economic Affairs, 297
- Insurance companies, 37
- Interest, 30, 40, 55, 63-4, 74, 87, 143, 166
- Interest rates, 20, 69, 72, 91-2, 112, 131, 138-9, 147, 155, 167, 246, 269
- Investment Analysts, Society of, 37
- Ireland, 208
- Irrigation, 223
- Israel, 187
- Janić, Miodrag, 180
- Jamaica, 198-9
- Japan, 153-69, 273-4, 279-82
 land;
 — ownership, 163, 168
 — speculation in, 158, 162, 167
 — taxation, 153-6, 158-9, 168, 282
 military history, 19, 21, 78, 160, 272
 — (See also: Land values; Housing)
- Japan Real Estate Research Institute, 165
- Jarvis, Howard, 145-7
- Johannesburg, 214-15, 217
- Joseph, Sir Keith, 254, 261
- Kennedy, J.F., 125-7
- Kentucky Mortgage Co., 114
- Kern County Land Co., 224
- Keynes, John Maynard, 19, 39, 62, 185, 299-300
- Keynesianism, 19, 62, 71(n.21), 169, 185, 205, 256, 293, 297
- King, J., 71, 78
- Kohjin Co., 166
- Kondratieff, Nikolai, 19
- Kristensen, K.J., 214
- Kuehnle, W.R., 148(n.6), 149(n.23)
- Kuznets, Simon, 64
- Labour Party, 183, 185-6
- Laffer, Arthur, 17
- Laissez faire*, 13, 18, 22, 23, 48, 144, 261, 297, 300-1
- Land;
 — banks, 187, 189, 242
 — economic growth and, 13, 162
 market;
 — competition and, 34, 37-8
 — data on, 33-5, 37, 41, 133, 296-7, 302
 monopoly, 11-14, 18, 20, 27-8, 30, 33, 35, 87, 204, 300
 — Churchill, W.S., on, 194
 — George, Henry, on, 17-18, 63
 — manufacturers and, 22, 25, 300
 — Marx, Karl, on, 86-7, 302
 — poverty and, 18, 293
 — production and, 19, 39, 40, 44, 83, 154, 159
 — Smith, Adam, on, 27, 29, 30
 nationalisation, 186, 213, 303
 recessions and, 12-14, 58(n.35)
 — (See also: Land, values: George, Henry)
 speculation, 12, 20, 31, 37, 39, 68-9, 190, 217, 287
 — asset strippers and, 40, 43, 214

- theory of: Henry George, 17, 63; Homer Hoyt, 112, 114, 117; D.J.J. Botha, 66-7, 70
- (See also under individual countries)
- taxation, 17, 28, 30, 32, 35, 36, 127, 149, 195, 218, 224, 276-82, 285-7, 301
- Friedman, M., on, 299
- Lipsey, R., on, 213, 303 (n.6)
- Smith, Adam, on, 29
- (See also: George, Henry; Single Tax)
- use;
 - Marxism and, 177-8
 - in Poland, 176-7
 - in USSR, 176
 - in Yugoslavia, 178-81
- vacant;
 - economic effects of, 35-6, 55, 69, 70, 83, 86, 116, 119, 129, 138, 143-4, 213, 233, 262-3, 276
 - George, Henry, on, 63
 - Hoyt, Homer, on, 110
 - not taxed, 84-5, 100
 - Smith, Adam, and, 25, 29
 - (See also individual countries)
- values, 18, 19, 34, 246
 - cycles, 64, 72, 188, 246
 - 18-year cycles;
 - Australia, 233-9, 252
 - Britain, 73-88, 95-7, 186, 248-9, 251
 - Japan, 157-60, 163-69, 279-81
 - USA, 64, 66, 109-18, 120-33, 137-8
 - public investment and, 39, 67, 112, 114, 133, 147, 220-8, 235-6, 251
- Land Commission, 186
- Land Tax Revision Act (1873), 154
- Lawson, Nigel, 265
- Le Duc, Thomas, 137-9
- Liberal Party, 39, 43, 182, 295
- Lindeman, J. Bruce, 132
- Local Government Act (1974), 85
- London Stock Exchange, 37, 38
- Luddites, 49
- Lynch, Philip, 238-9
- McCulloch, John, 215, 217
- Madison, James, 16, 17
- Manley, Michael, 198-9
- Manvel, A. D., 135, 219
- Marriott, Oliver, 79, 84
- Marston, Lance, 133
- Martin, W. E., 81-3, 90
- Marx, Karl, 14, 19, 20, 26, 193
 - capitalists and, 41
 - landowners and, 41, 302-3
 - recessions and, 62, 73
 - rent and, 86-7, 103, 154, 175-6
- Marxism(ists), 12-4, 17-8, 20, 23, 44, 71, 86-7, 103, 139, 175-83, 297
- Matthews, R. C. O., 70-1, 87, 92
- Melichar, Emanuel, 122, 124
- Mellon, Andrew, 134
- Meyer, P., 136
- Milgram, Grace, 129
- Mill, J. S., 87, 218, 226, 228
- Mingay, G. E., 32
- Monetarism, 62, 245-6, 261, 272, 285
- Mortgages, 95-6, 98-9, 101, 142, 147, 253-4
- Mosley, Oswald, 101-2
- Myrdal, Gunnar, 133
- National Front, 101
- Netzer, Dick, 149, 217
- Neutze, Max, 233, 257 (n.18)
- New Deal, 22, 293
- New World, 16, 139, 148
- New Zealand, 218
- Nixon, Richard, 131
- Norman, E. H., 157
- Northfield, Lord, 42, 256
- Objection 1, 142
- OECD, 245, 261, 272, 276
- Ohkawa, K., 159, 161-4
- Olcott's Blue Book*, 120
- OPEC, 13, 81, 131, 167, 245, 247, 250, 256
- Owen, Robert, 49, 61, 70
- Pension funds, 37
- Perth, 190, 237, 241
- Perty, William, 35
- Phelps Brown, E. H., 74, 89
- Physiocrats, 23

- Pittsburgh, 215-7
 Planning, 99, 175-6, 179, 185, 220, 234, 264
 — (See also: Socialism)
 Poland, 176-7, 287
 Prest, A.R., 41, 89
 Primitive societies, 16, 61, 205
 Productivity, 272-5, 278
 Profits, 87, 122-4, 126, 130, 250, 254, 272-8
 — (See also: Interest)
 Progress and Poverty, 17, 18, 127, 137, 159, 175, 203, 208, 232, 239
 Progressive Sales Tax (1974), 168-9
 Property;
 — capitalism and, 23, 54, 293-5, 301-2
 — communism and, 175-83
 — division of, 16, 211, 213, 294
 — ethics and, 18
 — George, Henry, on, 18
 — Hoyt, Homer, on, 116-7
 — trusts, 233
 Property companies, 37, 251
 Proposition 13, 145-7
 Proudhon, P.J., 56
 Proudhonists, 103
 Poor rates, 51-2, 57 (n.19)
 Power loom;
 — investment in, 45
 — profits and, 47, 49, 50
 — rents and, 50-5
 — wages and, 45-7, 49-50, 53
- Radcliffe Report, 299
 Radcliffe, William, 47-56
 Ranis, G., 155, 157
 Rawson, Mary, 144
 Ray, G., 21
 Reagan, Ronald, 14, 17, 125, 259-61, 268-9, 272-3
 Real Estate Companies Assn. of Japan, 165
 Real Estate Investment Trusts, 114-6, 130, 233, 251, 299
 Rees-Mogg, W., 21
 Rent;
 as proportion of;
 — national income, 26, 31 (n.10), 55, 75, 85-8, 124, 200-7, 246, 272
 — household budgets, 13, 97-8, 101-2, 167, 233, 246, 253
 determined by;
 — monopoly, 25, 52, 54, 261
 — speculation, 35, 39, 40, 44, 55, 75, 97, 235-6
 — supply and demand, 13, 34
 government policy and, 38-9, 42 (n.17), 55, 250, 252, 264-6
 Marxism and, 175-81
 Republicans, 17, 132
 Reuss, Henry S., 148, 295
 Revenue Act (1924), 134; (1964), 125; (1978), 145
 Ricardo, David, 25, 73, 86-7, 127, 209 (n.21)
 Risdén, O. St Clair, 199
 Ross, Stephen, 96
 Rostow, W.W., 21
 Rothbard, Murray, 210-11
- Sagebrush Rebellion, 260
 Samuelson, Paul, 18, 86
 Sandercock, Leonie, 212-3
 Say's Law, 127
 Schmid, A.A., 130
 Schrameier, Ludwig W., 226
 Schuman, J.B., 21
 Secondary ('fringe') banks, 114, 233, 251, 299
 Sharif, Omar, 116
 Shaw, G.B., 175
 Shore, Peter, 36
 Shoup, Donald, 225
 Sidmouth, Lord, 54
 Sindona, Michele, 132
 Single Tax, 17, 28, 159, 193-208
 — Henry George's theory, 218 (n.6)
 — criticised by Hoyt, 197-8;
 Samuelson, 204
 — free market and, 35, 198-9, 211, 294, 301-2
 — as revenue raiser, 200-7
 Site value rating, 195-7, 214
 Smith, Adam;
 — canons of taxation, 17, 29, 204, 224
 — food prices and, 30, 38
 — free market and, 22-4, 26, 41, 260, 274, 297

- interest rates, 72-3
- 'invisible hand', 11, 23-5, 28
- land tax, 29, 36
- landlords and, 22, 24-7, 56
- property rights and, 23-5, 27, 29
- rent, theory of, 25, 27, 29, 30, 74, 86-7, 204
- wages and, 26
- Smith, C. Arnholt, 131
- Snowden, Philip, 183
- Socialism (ists), 62, 87, 175, 183, 206, 212, 259, 294, 302
 - planning, 14, 62, 185-9, 198
- Sombert, W., 41 (n.1)
- South Africa, 218 (n.16), 296
(*See also*: Johannesburg)
- Spence, Thomas, 30
- Spencer, Herbert, 30
- Stanley, John, 285
- Stern, William, 97
- Steindl, J., 21
- Stockman, David, 269
- Strong, Ann, 188-9
- Sumichrast, Michael, 129
- Sun Yat-Sen, 226-8
- Supply-side economics, 17, 20, 125-7, 259, 269
- Sutherland, Alister, 256
- Sweden, 187-90, 274
- Sydney, 230, 233, 237

- Taiwan, 226-9
- Tanaka, Kakuei, 153-4, 160, 165-7, 301
- Tanzi, Vito, 205
- Tax policy, 15-8, 206, 293
 - class conflict and, 16, 20, 103
 - (*See also*: Single Tax)
- Taxable capacity, 205, 276, 296
- Thatcher, Margaret, 15, 36, 186, 245, 260-2, 266, 268-9, 272, 274, 285, 287, 298
- Theory of Moral Sentiments, The*, 24, 31
- Thompson, E.P., 57 (n.2)
- Thompson, F.M.L., 42 (n.4)
- Tideman, Henry, 141
- Town and Country Planning Act (1947), 79, 185
- Trade Unions, 15, 88, 206, 208, 247, 254, 266, 273-4, 287 (n.4), 300

- Transit systems, 75, 221-2
 - land speculation and, 39, 95, 220
- Treaty of the Seas, 260
- Trench, Sir Peter, 283, 286

- United Kingdom *see* Britain
- United States of America;
 - land;
 - ownership, 133, 137
 - recessions and, 76, 253-4
 - speculation, 67, 70, 137-40, 147, 224, 253-4
 - taxation, 140-8, 200-1, 215-7, 259-60
 - vacant, 38-9, 216
 - poverty, 12, 275
 - (*See also*: Land, values; Housing)
- US National Bank of San Diego, 131
- Uthwatt Report, 79

- Vallis, E. A., 94
- Vatican, 132

- Wages, 26, 28, 30, 38, 40, 44-6, 49, 55, 62-4, 75, 81-2, 87, 95, 98, 125, 162, 164, 205-7, 261, 266, 279, 287
 - land tax and, 41, 155
- Walesa, Lech, 177
- Walker, Larry, 122-4
- Walls, Christopher, 37-8
- Watt, James, 260
- Wavelengths, 208 (n.15)
- Wealth;
 - creation of, 34, 125, 176
 - disincentives to, 20
 - distribution of, 16, 26, 83, 98
- Wealth of Nations, The*, 18, 22-3, 25, 47, 88, 208
- Webb, Sidney, 175
- Whitlam, Gough, 238
- Wilczynski, J., 177
- Wilson, Harold, 84, 171, 186, 251
- Wright, C.C., 223
- Wunderlich, Gene, 133

- Yugoslavia, 178-81

- Zoning, 35, 119, 144, 179, 212, 234, 241