

There are two common Tory objections:—

(1) That the landlord can pass the charge on to the tenant. If that were so, they would not squeal so much about robbery. They know it is not so, so do the economists.

(2) That it would lead to skyscrapers and overcrowding. But anything that makes land less expensive will lead to more land per house, not less. The builder will be able to provide twice as much land per house for the same money.

Eccles Labour Party is against the exemption of machinery from rates. The Party is divided on this question. The rating of machinery adds to the cost of production and consequently injures trade. But if the cost is to be made up by taxing the people's houses still further, Labour naturally kicks. That is why we in this resolution urge that both machinery and houses should be relieved and the rates levied instead upon land value.

In conclusion I notice that Mr. Lloyd George is willing to allow the rating of land values in towns but not in rural areas. It is an illogical position, dictated by fear of the country landlords in his party. You cannot distinguish between urban and rural now when houses and factories are spreading out over the countryside under the influence of motor transport, and in any case local authorities have a right to chose for themselves.

The resolution was adopted.

A correspondent writes: "All amendments moved to the Land Resolution emphasized that land was the key of the labour problem; all the speeches except one were on our side."

"PROGRESS AND POVERTY" IN FRENCH

We welcome the publication at the instance of the Belgian Land Reform League (*Ligue pour la Reform Foncière*, 9, Rue Copernic, Brussels) of the French translation of Henry George's *PROGRESS AND POVERTY*.* Thus the French version is now available in addition to the translations in many languages: Danish-Norwegian by V. Ullman; Danish by Jacob E. Lange; German, three translations by C. D. F. Gütschow, David Haeck and F. Dobbert; Spanish, three translations, one anonymous and the others by Ramon Ibañez and Baldomero Argente; Magyar by Dr. Robert Braun; Swedish by C. Lofving and H. Wennerström; Italian by Ludovico Eusebio; Dutch by Straatman; Finnish by Arvid Järnefelt; Russian by S. Nikolaiew; Chinese by Dr. W. E. Macklin. Extracts have been done into Esperanto and the book has been rendered into the Braille for the blind by John MacTaggart. The French edition mentions also Portuguese, Czech, Japanese and Arabic but with these editions we are not acquainted.

We understand that the original French translation was made by Paul le Monnier and that it has long been out of print. The story is that when le Monnier's translation first appeared in Paris in 1888, it disappeared at once from the bookstalls and from the publishing trade in mysterious fashion, and it looks as if our Belgian co-workers had rescued one of the copies and had this new print made from the original.

The Belgian League are warmly to be congratulated on the form in which they have once more presented

* *PROGRÈS ET PAUVRETÉ*, translated by P. L. le Monnier. Paris, Librairie Félix Alcan, Boulevard St. Germain 108; Brussels, Librairie Vve F. Larcier, Rue des Minimes 26-28. Price 20 francs. Copies may be had from our offices at 5s. each including postage.

George's great work to the French reading public. No pains have been spared to make the volume worthy of its contents with admirable paper and admirable type of that particularly clear kind which is peculiar to the best French productions. We only wish, in the interests of permanence, it had been practicable to provide it with a binding of cloth instead of the paper in which Belgian and French volumes commonly appear.

It is a curious irony that the French, of all people reputedly the most logical and in some respects the most democratic, should for all these years have been deprived of direct access to the most logical and profound of all economic works. Especially is this want remarkable when we remember that the principles on which Henry George builds his philosophy found their first expression, as he himself recognized, in the teachings of the great Frenchmen Quesnay and Turgot. Those teachers with others formed the group known as the Physiocrats who but for the Revolution would certainly have embodied their ideas in the laws of France, such was the impression they produced and the favour with which they were received.

We trust our friends in Brussels will be rewarded for their enterprise by a marked revival of interest in a practical philosophy peculiarly in harmony with the genius of the French and Belgian peoples.

W. R. LESTER.

NEW RAILWAYS AND LAND VALUES The History of Golders Green Repeated at Edgware

(From the *ESTATE GAZETTE*, 5th October)

There is every appearance that the rapid advance of Edgware as a high-class residential district will be just as wonderful as that of Golders Green was after the opening of the Tube railways, and in offering the Broadlands Manor Estate of 24½ acres in Edgware, considered to be the finest available estate at present in the market, Mr. Charles Handman (Messrs. Ernest Owers) said certain events were about to take place which would enormously increase the value of land there. The estate has a prominent position within 600 yards of the Edgware Tube extension, the shops and bus services, has a frontage of 740 ft. to Hale Lane and 1,240 ft. to Broadlands Avenue, whilst a total of 6,345 ft. of building frontage could be created. During the past year there has been an appreciation of 30 to 40 per cent. in local land values, and there is no doubt Edgware is showing real progress and movement and that customers for houses are flocking there. Mr. Handman recounted many facts as to dealings with houses, 30 being sold after four had been covered in; another builder had sold everything he erected and two further estates had been acquired by large developers. Land in the vicinity of Golders Green Station sold at £300 to £500 per acre before the railway came, and was making £3,000 per acre soon after the opening of the line. The same thing may happen at Edgware. In these days of the high cost of construction it pays a builder to give a good price to get the best possible position, and he turns money over quickly for building on land worth £10 per foot frontage. A claim of £3,700 has already been made as compensation for the land on the estate required for the Watford bypass road, and the purchaser would have the benefit of the sum awarded. An attractive farmhouse was included, but the property had to be passed at £34,500.