

posed means to break up the land monopoly, especially the monopoly of forest land, which has been largely increasing during the last few decades.

The idea of taxing land values has also been advocated in Parliament in this year by Mr. Carl Lindhagen, M. P., the Mayor of Stockholm. He has by a motion in the House requested the government to investigate the matter with a view to ascertaining the best means of applying the principle to legislation. But vested interests were too strong in the Parliament to permit the motion to be carried. It was defeated in both chambers. About the same time the proposal was in the House to tax the *increased* land values only. This proposal was defeated in the upper House, but carried in the lower. It was, of course, also very easy for this most very democratical House to carry this measure. The tax on increased values would not be a yearly tax, but only a tax when the land was being sold—an idea which is realized in some cities of Germany (*die Zuwachssteuer*). I was rather glad that the latter was rejected, because I am not sure that its adoption would not have hindered the realization of the greater principle. And I am also more and more opposed to the taxation on increased land values only, because it would be only partial, and would be effective only in advancing communities and not in rural districts, nor in stationary communities, which would be left untouched. The influence would be for the rural population to migrate to the towns in yet larger numbers. I consider it is very necessary for the Single Taxers in every country to think out this important phase of the question.

We have now in Sweden a very hard struggle to propagate our radical ideas, and I would finally appeal to my fellow countrymen in the United States to assist in the contest as much as possible. I intend this autumn to visit the United States for the purpose of studying the social problems of the country. I would invite any of your readers who may feel disposed to communicate with me to do so to the address below.

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#### PROGRESS IN NEW SOUTH WALES.

Some further details of the tax provisions in the New South Wales Local Government Act are given in a letter from Mr. J. R. Firth of Sydney, received just after the last number of the REVIEW went to press. This act, now in operation, creates a number of new local governing bodies called Shires, which cover all of New South Wales not under local government before (practically the county districts) except the very sparsely settled portion.

These shires have only one source of

revenue, a tax on unimproved value of land, not to exceed two-pence in the pound, *i. e.*, 4 cents on each \$4.80, or a little under 1 per cent. They can tax nothing else, though they will receive a subsidy from the central government.

The act also gives new power of taxation to municipalities. Under the former law they were compelled to raise their revenue by a tax on the annual income from improved real estate and a similar tax on 5 per cent. of the capital value of unimproved land. But the tax on vacant land could be evaded by leasing it for a horse pasture at a low rental; while the tax on improvements was much the heaviest because computed on gross rental.

Under the new law the municipality must impose a tax of a penny in the pound on the capital value of all land. The balance of the revenue can be raised by a tax on improved property or an additional tax on land values only. In the latter case the total levy must not exceed the amount that would be produced by a tax of 2d. in the pound on unimproved property and 2 shillings in the pound on the rental of improved property.

The important feature of this legislation is the recognition of land values as the proper subjects of all increases in taxation.

While the taxes proposed will not give the people a greater share of the annual rent, in most cases, than is now taken by real estate taxes in the United States, still the increase obtained will be accompanied by a decrease in the taxation of improvements. Instead of seeking for new ways of taxing labor products the people of Australia and New Zealand are gradually shifting the tax burden on to the land values.

#### PROGRESS IN GERMANY.

Quoting from the German Single Tax organ the progress the Fatherland is making in putting our fundamental truth into practice I will only name a few of the larger communities, though in Saxony alone nine towns, ranging in population from 551 to 5,085 inhabitants, have adopted a land value tax.

But the city of Leipzig, also in Saxony, 371,434 inhabitants, did not seem to feel quite safe, so it has limited this new tax on land value to three years, and stipulates that the extra income from it shall be used to build good roads. The city council of Manheim, together with the councils of other towns in Baden, asked the government of Baden for the permission to tax the increased value of land not in use.

The Committee of Finance of the Hessian government urged unanimously the adoption of a bill taxing the unearned value of land in the face of petitions from the land owning societies. Quite a number of small towns near Blumenthal, Hanover,