

as of the Communal and Municipal authorities and officials. Rarely would any such body now part with land in its possession, and almost everywhere successful efforts are being made to enlarge the landed property of municipalities, and either let them on building leases or erect thereon model houses for the purpose of letting them to the working classes at rents lower than private house-owners are willing to accept.

KIAUTCHOU

The greatest success achieved by the reformers of Germany is to be found in the system of land tenure and taxation adopted in Germany's Chinese colony, Kiautchou, the last addition to Germany's oversea possessions. This system, which became law on September 2nd, 1889, the day on which the free port of the colony was declared open, amounts to a complete establishment of the Single Tax system. Its main features are:

The Government alone may purchase land from Chinese owners, and does so at values existing at the time of acquisition of the territory, according to the Chinese tax-registers. Purchases are made from time to time as necessity arises, and the land so acquired, and not needed for public purposes, is immediately put up to auction. The purchaser (highest bidder) acquires the land subject to the following conditions:

An annual tax of 6 per cent on the unimproved value of the land, leased for three years on the purchase price; and thereafter on valuation, which is renewed every three years.

A tax of $33\frac{1}{3}$ per cent on any increase in value over purchase price, other than value of improvements, payable on sale, or if no sale takes place, once every 25 years.

In addition, the intending buyer must submit his plans for improvements to the Government, must alter the same if objected to, and must carry out such plans if he acquired the land, and on resale must communicate the selling price to the Government, which latter has the right to priority of purchase at such price over any private purchaser.

Beyond the foregoing taxes on the unimproved value of the land, no taxes are levied in Kiautchou, except a tax on opium and dogs, both of which are primarily for the purpose of

prohibition and yield little revenue. Even the harbour dues amount to only $2\frac{1}{2}$ cents per ton. Needless to say, Kiautchou is progressing rapidly, and is the only one of Germany's oversea possessions which pays its way without assistance from the Imperial Exchequer.

The success which has been achieved by the Single Tax System in Kiautchou has been so great that the present Secretary of State for the Colonies, Mr. Dernburg, has declared his intention (1907) to introduce similar legislation in the other German Colonies and Possessions, for which departure, he declared an absolute necessity to exist. A beginning has been made on the peninsula of Bonaberi, in the Colony of Kamaran, the land of which, as far as it was alienated, has been acquired by the Government in 1908 under the power of eminent domain.