

change in their propaganda, recommending coal as the only reasonable source of heat in Germany.

It may be that situations of this kind have been responsible for the increased number of articles appearing from time to time against "the one-track economists." If such criticisms continue the universities will be represented as "sinking down to the rank of special schools for the education of specialists." And this is a reproach no university would like to hear. Thus it seems certain, Mr. Zincke believed, that the study courses of economics will undergo a fundamental reform in the future. This means that classical authors, among them Henry George, will be read and appreciated again.

This change of opinion may also be seen in the treatment of the term "land," he predicted. In the long negotiations about the federal building law the German lawgivers consistently stuck to the idea that land cannot, like other commercial goods, be subjected to the rules of supply and demand—that on the contrary land ownership implies a duty towards society. It seems, he said, that the legislators and the West German government are succeeding in putting this concept across. The new federal building law contains, beside a lot of other measures, a graduated building-land tax, which, though it is not the general land value tax we aim at, lies in the direction we are trying to go.



#### CANADIAN COMMITTEE SUGGESTS TESTING LAND VALUE TAXATION IN THE PROVINCES

A committee of inquiry was appointed by the Royal Architectural Institute of Canada at its annual meeting in 1959. It was financed largely by the Central Mortgage and Housing Corporation, Canada's National Housing Authority. Since the war this corporation has financed and directed the erection of some 1,250,000 dwellings of various kinds. They are now seeking, through the establishment of this committee, to obtain valuable new information.

The committee has held open sessions in the larger cities across Canada and has investigated a wide range of subjects. Its members have also seen the report of the International Research Committee on Real Estate Taxation entitled "A Graphic Summary of Municipal Improvement and Finance: As Affected by the Untaxing of Improvement and the Taxation of Land Values," by H. Bronson Cowan.

While this committee claims it has no way of testing the claims made in the above Graphic Summary regarding the taxation of urban real property according to the valuation on the site only, without regard to the value of the structures and improvements, it is assumed possible that this may encourage building improvements and discourage both the retention of run-down buildings on valuable sites and the speculative holding of vacant sites, and that it may generally reduce the tax burden on residential areas by increasing it on central area uses.

The Committee of Inquiry reports that it is certain the Provinces can, at no great expense, ascertain for Canadian conditions the benefits or disadvantages of a general change from taxes levied on land and improvements to a system of real property tax on site values only. "The difference in these assessment methods clearly has great import for the quality of the huge residential areas we shall have to create and maintain in the years before us," concludes the report.