

Government ownership was discussed at the International Conference in Wales by Mary Rawson of Canada and Rolland O'Regan of Wellington, New Zealand.

Miss Rawson, a planner from Vancouver, British Columbia, said, "State ownership is the method of complete assertion and control. State regulations that govern methods of land transfer between private owners can be regarded as a minimum control. Between these extremes are state claims on revenue from, or value of, land; state requirements for land donation under certain circumstances; state regulations governing the private use of land (zoning); the right of the state to expropriate; and state regulations governing land

registration and land subdivision." She said the land systems in North America lie between the two extremes.

For desirable town planning she would expedite outright public land ownership in certain spheres of land used for community purposes and natural resource sites; remove rewards for speculating in land; maintain security of tenure for individual land users, etc.

Dr. Rolland O'Regan, a surgeon, not present at the conference sent an address to be read with the intention of arousing (as it did) frenetic discussion and disagreement.

He feels that Henry George unmistakably connected poverty with the institution of private property in land.

There is no question in his mind that the goal of our endeavors should be to "abolish the control, for private gain, of all natural resources, and to bring them under public ownership and use, for the common good."

He sees LVT as not practical for natural resources. Since no one can determine, for example, the unimproved value of an oilfield under the sea, he believes all subsoil natural resources should be reserved to the state or the Crown as common property and he regards forests and water power similarly. He even discounts the progress made by the national land tax in New Zealand and Australia and says it has remained static. He would recommend that it be levied at the maximum, but only at the municipal level.

Dr. O'Regan believes Georgists

should work for the public ownership of every natural resource—as in Canberra where the whole 900 square miles is publicly owned and the sole tenure is a leasehold for 99 years (Oct. HGN).

He recommends that all "so-called wastelands should be purchased and that water conservation areas should be acquired early by government. A belt of farm land should be acquired surrounding all towns and the state should establish a revolving fund fed by rents and an annual appropriation for land purchases. Land value taxation should be made the only source of revenue for local government and the area of local government should be enlarged.

Finally he urged all Georgists to be personally involved in local government policies and to research into history, land systems and property laws.

Benjamin F. Smith of Grand Rapids, Michigan visited Ireland following the International Conference in Wales, and the Irish Independent (Dublin) carried a large picture of him, calling him a dedicated advocate of Henry George. Tax land and the day will arrive when it will be unnecessary to tax anything else, he said. Everyone has an equal right to the land and private appropriation of the rent or value of land violates those equal rights.

It was noted that this philosophy had appealing aspects for Dublin since there were large waste spaces in the city's center. Unmindful no doubt of the fact that Henry George made a rather historic visit to Ireland on behalf of LVT, the report on Mr. Smith introduced it anew by saying that the land tax would be a positive incentive to improve property in every possible way.

"There's a million dollars under your feet — and you've probably never even noticed it." That is the teasing line that was flung out to every CPA in the country to advertise a publisher's service. What is it? Land, of course, raw land that can be bought cheap, subdivided, developed, and sold at terrific profit.

Russel Conklin of Great Falls, Montana, was one of the CPAs who received this tip about raw land being "the hottest investment opportunity around, especially for the man with limited capital." He is a tireless champion of land value taxation and knows better than most that "the country's last great real estate frontier" is making alert investors rich.

There are some new rules that give two-way profits and "double-barrelled lending power" for financing land purchases and subsequent costs in one single transaction, and there are "tax saving angles that sweeten the deal." Not only does the investor cash in on present profits up to 200 percent when the land is sold, but he can use the property as a magnet that draws buyers to adjoining property. Meanwhile his income is taxed at half the normal rate.

If the advertisement proves as effective as its candor deserves, there will be a fiercely competitive push to buy "even in areas that seem almost worthless."