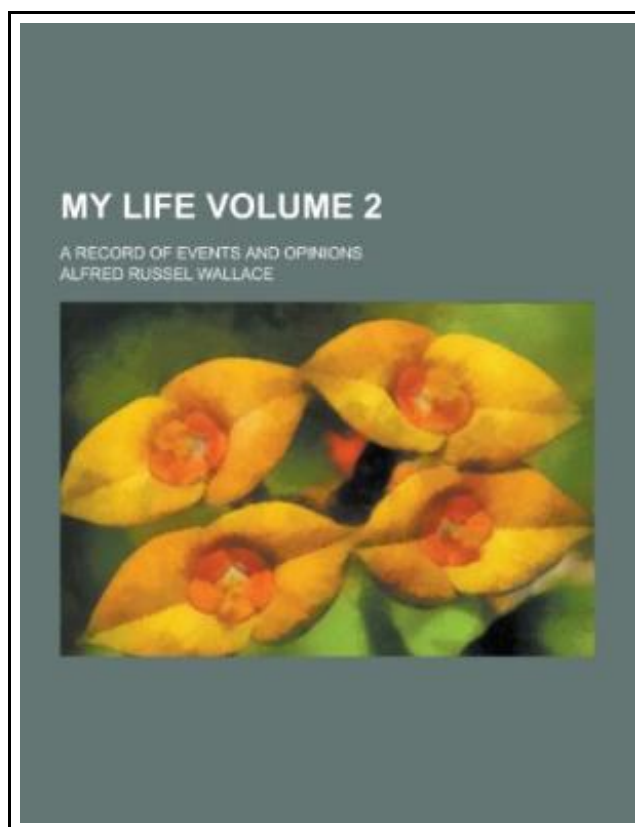


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Theclassics.Us, United States, 2013. Paperback. Book Condition: New. 246 x 189 mm. Language: English . Brand New Book ***** Print on Demand *****.This historic book may have numerous typos and missing text. Purchasers can usually download a free scanned copy of the original book (without typos) from the publisher. Not indexed. Not illustrated. 1905 edition. Excerpt: .my whole argument upon a great principle of equity as regards the right of succession to landed property, a principle which I have since further extended to all property.1 But the suggestion which rendered land nationalization practicable was, that while, under certain conditions stated, all land would gradually revert to the State, what is termed in Ireland the tenant-right, and in England the improvements, or increased value given to the land by the owner or his predecessors, such as buildings, drains, plantations, etc., would remain his property, and be paid for by the new state-tenants at a fair valuation. The selling value of land was thus divided into two parts: the inherent value or ground-rent value, which is quite independent of any expenditure by owners, but is due solely to nature and society; and the improvements, which are due solely to expenditure by the owners or occupiers, and which are essentially temporary in nature. My experience in surveying and land-valuation assured me that these two values can be easily separated. It follows that land as owned by the State would need no management whatever, the rent being merely a ground-rent, which could be collected just as the house-tax and the land-tax are collected, the state-tenant being left as completely free as is the freeholder now (who is in law a state-tenant), or as are the holders of perpetual feus in Scotland. 1 See my Studies, Scientific and Social, vol. ii. chap. xxviii. This article...

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