

# A Study in Central Melbourne Land Values

---

BY  
E. J. CRAIGIE, M.P.



THE HENRY GEORGE LEAGUE (Incorporated)  
George Parade, 11 Carrington Street, Adelaide

1935

PRICE, THREE PENCE

# STUDY IN CENTRAL MELBOURNE LAND VALUES

---

(By E. J. Craigie, M.P.)

---

Here, let us imagine, is an unbounded savannah, stretching off in unbroken sameness of grass and flower, tree, and rill, till the traveller tires of the monotony. Along comes the waggon of the first immigrant. Where to settle he cannot tell—every acre seems as good as every other acre... Tired out with the search for one place that is better than another, he stops—somewhere, anywhere—and starts to make himself a home... It is an easy matter for him to get enough to eat; but beyond this his labor will only suffice to satisfy the simplest wants in the rudest way. Soon there comes another immigrant... He settles by the side of the first comer, whose condition is at once greatly improved, and to whom many things are now possible that were before impossible, for two men may help each other to do things that one man could never do.

Another immigrant comes, and, guided by the same attraction, settles where there are already two. Another and another, until around our first comer there are a score of neighbors. Labor has now an effectiveness which, in the solitary state, it could not approach.... A blacksmith and a wheelwright soon set up shops, and our settler can have his tools repaired for a small part of the labor they formerly cost him. A store is

## A STUDY IN CENTRAL MELBOURNE LAND VALUES

opened, and he can get what he wants as he wants it; a post office, soon added, gives him regular communication with the rest of the world. Then comes a cobbler, a carpenter, a harness maker, a doctor, and a little church soon arises. satisfactions become possible that in the solitary state were impossible. . . . Population still keeps on increasing, giving greater and greater utility to the land, and more and more wealth to the owner. The town has grown into a city—a St. Louis, a Chicago or a San Francisco—and still it grows. Production is here carried on upon a great scale, with the best machinery and the most favorable facilities; the division of labor becomes extremely minute, wonderfully multiplying efficiency; exchanges are of such volume and rapidity that they are made with a minimum of friction and loss. . . . Hither run all roads, hither set all currents, through all the vast regions about. . . . Here are museums and art galleries, collections of philosophical apparatus, and all things rare and valuable, the best of their kind.

So enormous are the advantages which this land now offers for the application of labor, that instead of one man with a span of horses scratching over acres, you may count in places thousands of workers to the acre, working tier on tier, on floors raised one above the other, five, six, seven and eight stories from the ground, while underneath the surface of the earth engines are throbbing with pulsations that exert the forces of thousands of horses. . . . The productive powers which density of population has attached to this land are equivalent

to the multiplication of its original fertility by the hundred fold and the thousand fold. AND RENT, WHICH MEASURES THE DIFFERENCE BETWEEN THIS ADDED PRODUCTIVENESS AND THAT OF THE LEAST PRODUCTIVE LAND IN USE, HAS INCREASED ACCORDINGLY. ONE SETTLER, OR WHOEVER HAS SUCCEEDED TO HIS RIGHT TO THE LAND, IS NOW A MILLIONAIRE. Like another Rip Van Winkle, he may have lain down and slept; still he is rich—not from anything he has done, but from THE INCREASE OF POPULATION. There are lots from which for every foot of frontage the owner may draw more than the average mechanic can earn; there are lots that will sell for more than would suffice to pave them with gold coin. . . . It is a well-provisioned ship, this on which we sail through space. If the bread and beef above decks seem to grow scarce we but open a hatch and there is a new supply, of which before we never dreamed. And very great command over the services of others comes to those who as the hatches are opened are permitted to say, "This is mine!"

To recapitulate: The effect of increasing population upon the distribution of wealth is TO INCREASE RENT (and consequently to diminish the proportion of the produce which goes to capital and labor), in two ways: First, by lowering the margin of cultivation. Second, by bringing out in land special capabilities otherwise latent, and by attaching special capabilities otherwise latent, and by attaching special capabilities to particular lands.

—Henry George in "Progress and Poverty."

### Discovery of Melbourne Site.

"THIS WILL BE THE PLACE FOR A VILLAGE." This is the historic statement attributed to John Batman, who on June 8, 1835, rowed up the Yarra—"the barge river which comes from the east, and, about six miles up, found the river all good water, and very deep." There is some difference of opinion as to who should be called Melbourne's founder. Two men played a very important part—John Batman and John Pascoe Fawkner. The latter was responsible for erecting the first house in Melbourne, whilst to Batman is attributed the statement regarding the suitability of site for a village. Prior to making this declaration Batman had explored some of the country, and entered into an agreement with the natives for the purchase of 600,000 acres of land, as recorded in another part of this issue. It is not intended in this article to deal with the many ups and downs associated with the early settlement of the locality. There was keen rivalry between the "Batmanites" and the "Fawknerites" near the eastern end of Flinders Street, where a plough was set to work and five acres of wheat sown in six days, the first crop from which yielded one hundred bushels. This was a good beginning in the new country. Shortly after Fawkner's arrival it is stated that he moved nearer to the river, and a home was thrown up at the corner of William and Little Flinders Street. John Batman returned some time after and established himself on Batman's Hill. The "Fawknerites" being of the opinion that Batman might have some legal claim, migrated from the north to

the south side of the river, and enclosed and cultivated about eight acres of land. For some time these rivals maintained a wordy warfare, but it did not get past that stage.

### **The First Government.**

On March 4, 1837, His Excellency Sir Richard Bourke landed from "H.M.S. Rattlesnake" for the purpose of providing some form of government in the new area. With him was Mr. Robert Hoddle, who was to take the official position of Surveyor-General for the new district. Whilst tents were being erected to form an encampment for the party, the Governor was promptly mounted, and, under the guidance of the local surveyors, proceeded to ride round and inspect the proposed plan on which the future town was to be laid out. There was some discussion as to the name of the town. The Tasmanian press had christened it as "Batmania" and "Glenelg" respectively, after its founder and the Colonial Secretary of the day. The Governor, believing that the port at the mouth of the river would become the commercial capital, named it Williamstown, and the adjacent inland village Melbourne, after His Majesty's Prime Minister. The surveyors fixed the width of the main streets at 99 feet, and the Governor decided that a lane should run from east to west through the centre of all the ten-acre blocks, to give access to the rear of all the allotments it was proposed to sell. The naming of the streets was the next consideration, and as the greater number of buildings converged upon William Street, and it seemed to promise to be the principal avenue of trade, consequently it was

named after His Majesty, and the next street on the east was called after the Queen. Elizabeth Street was named in memory of the Governor's deceased wife. Swanston Street perpetuates the name of Captain Swanston, a Hobart banker, who was associated with the Port Phillip Association. Russell Street was named after Lord John Russell; Stephen Street after a Colonial Office official; and Spring Street after Mr. Spring Rice, then Chancellor of the Exchequer. King Street secured its name from Captain King, the Governor's companion, and Spencer Street from Lord Spencer, who had been a member of Lord Melbourne's Cabinet. The four main thoroughfares running east and west were named respectively after Flinders, the early navigator of the bay; Collins, the unsuccessful coloniser of 1803; Bourke, the present sponsor; and Lonsdale, his local representative.

### **The First Land Sales.**

The town being named and sub-divided into streets and lanes, the next thing to be done was to submit the land in lots to public competition and sell to the highest bidder. As a special favor Sir Robert Bourke met the public wish by authorising the holding of the land sales in Melbourne. The first came off on June 1, 1837, and the second on November 1, 1837. Mr. Hoddle, the Suveryor-General, acted as auctioneer. The land was divided into ten acre blocks, and these were subdivided into twenty half-acre blocks. At the sale on June 1, blocks 2, 4, 12, 13, 14 were sold, and on November 1 blocks 3, 5, 19, 20, 21 were disposed of. One of the covenants of the sale

## A STUDY IN CENTRAL MELBOURNE LAND VALUES

---

was that every buyer was "to erect a substantial building worth £20 on his purchased land within two years." A study of the plan published in another part of this issue will indicate where the various blocks were situated, and the following table shows the prices realised in 1837, with the estimated value of the same land to-day:—

### Land Sale, June 1, 1837.

Block.	Price paid.	Present unimproved land value.
No. 2 . . . . .	£739	£923,000
No. 4 . . . . .	637	2,320,850
No. 12 . . . . .	504	4,638,150
No. 13 . . . . .	614	2,448,500
No. 14 . . . . .	936	1,517,600

### Land Sale November 1, 1837.

No. 3 . . . . .	383	1,376,250
No. 5 . . . . .	946	3,744,400
No. 19 . . . . .	722	1,125,000
No. 20 . . . . .	777	1,629,200
No. 21 . . . . .	653	3,484,000

£6,916	£23,206,950
--------	-------------

Melbourne is this month celebrating the centenary of the foundation of the State of Victoria, and it will be seen from the above tabulated figures that land for which £6,916 was received by the Government in 1837 to-day has an unimproved value of £23,206,950.

John P. Fawkner, who was usually the first in everything, bought lot No. 1. at the north-eastern corner of King and Flinders Streets for £32, and Batman bought the south-west corner of Collins and William Streets for £60.



The north-eastern corner of Collins and Queen Streets, bought by Mr. E. W. Umpleby for £61, was sold about 1890 to the E.S. & A. Bank for £60,000, and its unimproved value to-day is £145,750. Mr. John Hodgson bid £23 for a half acre of "The Block" in Collins Street, but being of the opinion he had made a mistake in buying it he forfeited his deposit of two guineas, and it was subsequently taken up by Robert Fleming at the same price. A Mr. S. J. Browne purchased one of the allotments at the corner of Queen and Collins Streets, the price being £40. He paid a deposit of 10 per cent., or £4. Being convinced that he had made a mistake he was anxious to get rid of it, and actually offered the deposit receipt to any of his friends, and would have been prepared to lose the £4 if the transferee would pay the balance. No one would touch it, so the block was forfeited, and became waste land for a year or two. In 1839 the Wesleyans obtained it from the Government as a chapel site, and a large brick building was erected upon it. In the course of time the Wesleyans thought it advisable to sell the site, and apply the large price expected in mission work. £40,000 was the price obtained by the Wesleyans, just one thousand times the amount bid by Mr. Browne, this increase taking place in a period of 40 years. The value of the same half-acre to-day is £136,050.

Other details will be of interest. The north-western corner of Collins and Elizabeth Streets was bought by Thomas Browne for £41, the frontage to Collins Street being 132 feet by a depth along Elizabeth Street of 156

feet. In June, 1890, the Collins Street frontage, with a depth of only 79 feet, was purchased by the Equitable Insurance Company of the United States for £363,000. Michael Pender bought a half-acre block in Collins Street for £19, sold it to the Union Bank in 1877 for £33,000, and to-day the unimproved value of the same block is £99,000.

### **The Collins Street Gold Mine.**

The blocks on the north side of Collins Street, between Swanston and Elizabeth Street, and bounded by Little Collins Street, comprise five acres of Block 12. For this area of land the Government received £267, and the present unimproved value of that land is £2,357,050. This value is on the low side. At the northern end of Collins Street, Henry Howey bought two acres, for which he paid £140. The present unimproved value is £1,051,750. The said Henry Howey was the owner and captain of a schooner that had made a voyage from Sydney, and had dropped anchor in Hobson's Bay for the purpose of landing some stud sheep at Williamstown. He found that the main topic of conversation was the forthcoming sale of 50 acres of land on the Yarra Yarra. The general opinion expressed was that no sensible person would speculate in land in such an out-of-the-way place as Melbourne, especially with the condition that a dwelling-house should be erected on the allotment before the Crown grant could be obtained. It appears that Howey was sufficiently interested to row up the river with a view to inspecting the sites under discussion. After consultation with Mr. Russell, one of the sur-

## A STUDY IN CENTRAL MELBOURNE LAND VALUES

veyors, who advised him to invest in a block, Howey returned to Williamstown in a perplexed state of mind. He considered various forms of investment, realised that if the money was placed in sheep they might die, a ship might be wrecked, but land seemed a safer proposition. He consulted the auctioneer, Mr. Hoddle, in regard to the matter, and was informed that he had so much faith in the future that he intended taking a block of land in payment for his commission as auctioneer at the coming sale.

Henry Howey attended the sale on June 1, 1837. The auctioneer stood on a tree stump at the edge of a small swamp, and extolled the benefits to be derived from investing in the land. Four of the five blocks were sold, only one remaining, and this being heavily timbered was not regarded as being as valuable as the others. Henry Howey bought two acres of this for £140, and thus became the possessor of land with a frontage of 264 feet to Collins Street, right through and including the Little Collins Street frontage, and including the whole of the west Swanston Street frontage between these two streets. It is recorded that he was very worried about his purchase, and seriously considered the question of forfeiting his 10 per cent. deposit and cancelling his deal. Fortunately for his family he changed his mind, and before the month's grace expired he paid the balance and became the owner of the land.

Within three years he, his wife, and all his children unhappily lost their lives at sea. But he had lived to hear that a half-acre allotment

bought by Mr. Russell for Mr. Ryrie for £30, had since been subdivided, and one-half of it sold for £1,500. John Werge Howey, the eldest surviving brother, was heir-at-law, and not the least treasured of his late brother's effects were sundry pieces of parchment. Little did he dream of the wealth that was to come his way by reason of these title deeds. During the second half of the century gold was discovered and tens of thousands of people hastened to what was then the richest gold producing country the world had ever seen. They landed in Melbourne, and it was there they purchased their outfits and the sustenance required at the mines. It was to Melbourne they sent the result of their labor for transmission to other lands. And, as pointed out by Henry George in his masterly work, "Progress and Poverty," the landholders of Melbourne were able to levy toll in the form of rent on all that passed through the town.

There was no need then for John Werge Howey to work. He was not called upon to go to the fields to dig gold; his gold mine in Collins Street yielded him a rich return. He could enjoy himself in England while enterprising business men in Melbourne competed with each other for possession of every foot of land for commercial purposes. All he had to do was to sit back and instruct his agent that the land was to be let to the bidder who was prepared to give the highest rent for its possession. He was also in the happy position of attaching another condition to the contract, namely, that the lessee should, at his own expense, erect a building, keep it in good order and repair, and

at the expiration of the lease, it was to be handed over to the absentee landholder free of cost. Thus was John Werge Howey able to reap where he had not sown, and to live in luxury on the sweat and toil of the wealth producers of Victoria. With every increase in population, the return from this land was increased. As the leases fell in and new ones were necessary, lessees were faced with increasingly heavier rents. In 1871 John Werge Howey went to learn the great secret, and since then Major John Edwards Werge Howey has been receiving the rents.

According to the Melbourne "Argus," of September 8, 1888, Mr. A. Tuckett, then of the firm of Gemmell, Tuckett and Co., furnished the "Argus" with the information that the approximate value of the two acres of land—for which Henry Howey in 1837 gave £140—was then £1,129,500. That was in the days of the "land boom," when prices were very much inflated. That is to say, whereas the annual value of the land when purchased was £6, in 51 years it had risen to £56,000.

Although the Howey estate is used as an illustration of the private appropriation of community created land values, this is only one out of many cases that could be cited. We are not attacking the individual, but merely pointing out the evil system we have in operation at the present time. The Howey family have taken advantage of conditions created by parliamentarians who have neglected the interest of the people whom they are supposed to represent. These men are elected for the purpose of establishing just conditions. The

measures placed upon the Statute Book should be in accord with economic and moral laws.

### **Present Day Melbourne Land Values.**

The figures shown on the accompanying plan as representing present day land values are based on figures supplied by the Taxation Department. There is a chart in the Melbourne Public Library giving the unimproved land values of certain areas in 1931. These have been used as a basis for computation, and the figures shown are on the low side. It is considered by competent authorities that land that was sold for from about £30 to £40 per half-acre in 1837 is now worth approximately £2,000 per foot. The most valuable land in Melbourne for business purposes is along the west side of Swanston Street from Flinders Street railway station to Bourke Street. Probably many of our readers who have been to Melbourne know the corner of Collins and Swanston Street, where the fine buliding has been erected by the Manchester Unity. This is the highest priced corner in the City of Melbourne. At one time it was occupied by Messrs. Stewart Dawson & Co., the well known jewellers. When it was sold four years ago it realised the highest price ever paid for land in Melbourne, namely £3,250 per foot. The Manchester Unity block is approximately 119 x 64 feet, and the price paid for it was £386,750. The then existing buildings had to be demolished before the present handsome structure could be erected on the site. This land is part of the half-acre block, 165 x 150 feet, secured by Henry Howey in 1837 for £45. Portion of land, now occupied by Howey Court, Howey

Place, and the fine Capitol Theatre and buildings, still in the possession of the Howey family, and they receive a very large income as the result of the fortunate investment of £140 by their relative in 1837. "Go on to the land, young man."

### **Reason for Increment in Land Values.**

Why has the land increased in value to the enormous extent shown in the accompanying plan? Not because of anything done by the original purchasers or their descendants! Since the day when John Batman said, "This will be the place for a village"—people have settled in that locality. Melbourne has become the "Clearing House" for Victoria. As the pioneers have gone out into the country and developed its agricultural, pastoral, and mineral resources, the result of their activities has been centred in the Capital city. As stated by Henry George in the quotation given at the head of this article; "Hither run all roads, hither set all currents . . . here are the museums, and art galleries . . . and all things rare and valuable, the best of their kind." In Melbourne is also to be found places with "thousands of workers to the acre, working tier on tier, on floors raised one above the other," many stories from the ground. The presence of so many people has made necessary the expenditure of millions of pounds of public money on railways, roads, footpaths, harbors, tramways, lighting, water and sewer systems; and such public services as are necessary where people congregate in great numbers. It is the PRESENCE OF THE PEOPLE that is responsible for this great increase in land

values, but the people are not enjoying the benefit of those values today. Owing to a faulty system of government this NATURAL REVENUE is allowed to go into the pockets of a PRIVILEGED FEW, and then insult is added to injury by TAXING THE WAGES OF LABOR, THE TOOLS OF PRODUCTION, AND THE GENERAL NECESSARIES OF LIFE TO MEET GOVERNMENT EXPENSES. Is it any wonder we have poverty in the midst of plenty whilst such an unjust system is allowed to operate? Can we wonder that many who work never get rich, whilst others live in the lap of luxury without toil or without contributing in any way to production? The general body of wealth producers carry the burden of the heavy interest payments on the borrowed money used on the public utilities, whilst a small section of the community enjoy the benefit of the increment in land values. This must not be allowed to continue. Victoria is now celebrating its centenary. The people of that State and the Commonwealth generally should pause in the midst of their celebrations and give some attention to this important land value question. If they desire to make an important contribution to the pages of history let them decide that in their centenary year no further taxes shall be imposed upon the wealth producers of the State, but that this community-created land value shall be taken into the Public Treasury and used for the benefit of the community that has been responsible for its existence. Henry George has shown the way whereby this state of social justice may be established. It is for the people to act.



Under his proposal all improvement values created as the result of labor and capital used for production purposes are left sacredly as the property of the producer. The land value which arises by reason of the presence of the people is to be taken for the benefit of the people. His suggestions are based on justice, and justice must ultimately prevail.

At the present time we are troubled with the problem of unemployment. Thousands of people, anxious and willing to earn a livelihood, are denied the right. At bottom the labor problem is a land problem. It will be seen by all who give the matter any consideration that everything needed for the satisfaction of human desires come from the land by the application of labor. Our food, clothing, shelter, and tools needed for wealth production, all come from Nature's storehouse; yet people suffer in the midst of plenty. This is due to the fact that under our present laws we have made it easy for people to hold land out of use for speculative purposes, and we have taxed all who have attempted to use it for production. By neglecting to collect the rent of land for public purposes, it has been possible to hold land in anticipation of a future value, thus depressing the margin of production and lowering the standard of living. On the other hand, we have imposed such a heavy burden of taxation on those who utilised the land that it is almost impossible for production to be carried on on a profitable basis. Our present policy must be reversed. The taxation burden must be taken from the users of land, and by the collection of the land rent it must be made

unprofitable for any person to hold land out of use. In this way the idle lands and idle hands will be brought together, and by opening natural opportunities to all on equitable terms the gaunt spectre of unemployment will be banished from our fair land.

On this centenary occasion let the people resolve that economic slavery shall end and that the values created by the collective presence of the people shall be taken into the public treasury for the benefit of the people, and that all values brought into existence by the individual shall be left sacredly the property of the individual. If effect is given to this resolution the Centenary of 1934 will be remembered as the commencement of an era of economic freedom.

The following plans giving information relating to the growth of land values in Central Melbourne originally appeared on one sheet in "The People's Advocate." For the purpose of reprinting in pamphlet form it has been necessary to print each section comprising 20 half-acre blocks on a separate page. The names of the original purchasers and the price paid in 1837 have been obtained from charts in the Melbourne Public Library and from Bonwick's "Port Phillip Settlement." In the following plans:

1. The figures in the top line show the price paid for land in 1837.
2. The second line gives the names of the original purchasers.
3. The third line represents the approximate unimproved land value at the present time.
4. One hundred acres were sold in half-acre blocks, the total sum realised being £6,916.
5. Approximate unimproved land value of the same 100 acres today, £23,206,950.
6. Blocks Nod. 2, 4, 12, 13, 14, were sold on June 1, 1837; and blocks Nod. 3, 5, 19, 20, 21, were sold in November, the same year.

# A STUDY IN CENTRAL MELBOURNE LAND VALUES

(Block 2, bounded by King St., William St., Flinders St., Collins St.)

## KING STREET

FLINDERS STREET

[1]  £32 John P. Fawkner £62,000	[20]  £42 John H. Wedge £62,000
[2] £25 John P. Fawkner £47,000	
[3] £27 John Moss £47,000	
[4] £27 Arthur Willis £47,000	
[5] £25 Joseph Sutherland £47,000	
[6] £26 Lachlan McAlister £47,000	
[7] £29 M. Connolly £47,000	
[8]  £75 John Batman £65,000	[9]  £35 William Harper £60,000

FLINDERS LANE

[19]  £41 Thomas Browne £60,000	[18]  £50 John H. Wedge £60,000
[31] £47,000 Wilson & Eyre	[17]
[26] £47,000 Wilson & Eyre	[16]
[33] £47,000 Skene Craig	[15]
[42] £47,000 David Fisher	[14]
[40] £47,000 James Smith	[13]
[33] £47,000 James Smith	[12]
[10]  £40 James F. Strachan £55,000	[11]  £60 John Batman £55,000

COLLINS STREET

## WILLIAM STREET

# A STUDY IN CENTRAL MELBOURNE LAND VALUES

(Block 3, bounded by Flinders St., William St., Collins St., Queen St.)

## WILLIAM STREET

<p>Customs Estimated Land Value £240,000</p>
------------------------------------------------------

<p>General Market Estimated Land Value £240,000</p>
-------------------------------------------------------------

## MARKET

## STREET

<p>(5) £13 F. R. D'Arcy £79,000</p>	
<p>(6) £10 F. R. D'Arcy £79,000</p>	
<p>(7) £7 R. S. Webb £79,000</p>	
<p>(8) £62 Robert S. Webb £100,000</p>	<p>(9) £78 Robert S. Webb £100,000</p>

<p>£10 (14) J. P. Fawcner £79,200</p>	
<p>£91 (13) W. F. A. Rucker £79,200</p>	
<p>£17 (12) W. Powell £79,200</p>	
<p>(10) £10 John Sutherland £89,650</p>	<p>(11) £90 John Hodgson £132,000</p>

## QUEEN STREET

# A STUDY IN CENTRAL MELBOURNE LAND VALUES

(Block 4, bounded by Flinders St., Queen St., Collins St., Elizabeth St.)

## QUEEN STREET

FLINDERS STREET	(1) £40 George Cooper £112,550	(20) £48 Michael Carr £108,350	FLINDERS LANE	(19) £30 William Ryrie £108,350	(18) £42 Arthur Willis £132,000	COLLINS STREET
	(2) £34 Michael Carr £59,400			£23 John Batman £99,000	(17)	
	(3) £35 John Mills £59,400			£19 Michael Pender £99,000	(16)	
	(4) £29 Thomas Grove £59,400			£21 William Sharpe £99,000	(15)	
	(5) £32 Thomas Field £59,400			£20 Thomas Napier £99,000	(14)	
	(6) £35 Lachlan McAlister £59,400			£20 Thomas Hood £99,000	(13)	
	(7) £35 Lachlan McAlister £59,400			£22 Joseph Houson £99,000	(12)	
	(8) £46 Alex Thompson £240,000	(9) £35 Lachlan McAlister £212,400		(10) £31 George Coulstock £212,400	(11) £40 George Coulstock £244,400	

## ELIZABETH STREET

# A STUDY IN CENTRAL MELBOURNE LAND VALUES

(Block 5, bounded by Flinders St., Elizabeth St., Collins St., Swanston St.)

## ELIZABETH STREET

FLINDERS STREET

(1) £41 Daniel McArthur £278,850	(20) £42 Alexr. Sutherland £255,650
(2) £36 John Steith Hill £118,800	
(3) £40 Alfred Lingham £118,800	
(4) £40 John V. Thompson £118,800	
(5) £40 S. J. Browne £118,800	
(6) £41 W. Roadknight £118,800	
(7) £65 John Hodgson £118,800	
(8) £100 John Batman £329,000	(9) £73 Thomas Winter £296,900

FLINDERS LANE

(19) £40 John Brown £255,650	(18) £50 William T. Mollison £276,850
(17) £21 Edmund Westby £118,800	
(16) £42 John Hodgson £118,800	
(15) £35 John Gunn £118,800	
(14) £40 Michael Carr £118,800	
(13) £37 John McNall £118,800	
(12) £44 John McNall £118,800	
(10) £59 John Batman £296,900	(11) £60 John Batman £329,000

COLLINS STREET

## SWANSTON STREET

# A STUDY IN CENTRAL MELBOURNE LAND VALUES

(Block 12, bounded by Collins St., Elizabeth St., Bourke St., Swanston St.)

## ELIZABETH STREET

COLLINS STREET	(1) £32 James Ross £317,650	(20) £22 John Gardiner £261,650	LITTLE COLLINS STREET	(19) £28 John Roach £261,650	(18) £28 John Roach £315,150	BOURKE STREET
	(2) £18 Henry Batman £181,500			£20 Joseph Moore £171,600	(17)	
	(3) £18 Gilbert Marshall £181,500			£20 J. P. Fawcner £171,600	(16)	
	(4) £19 Walter Synnot £181,500			£19 Thomas Walker £171,600	(15)	
	(5) £18 George Scarborough £181,500			£20 James MacDonnell £171,600	(14)	
	(6) £20 Henry Howey £181,500			£20 James Hill £171,600	(13)	
	(7) £29 Henry Howey £181,500			£22 Henry Allen £171,600	(12)	
	(8) £45 Henry Howey £378,400	(9) £46 Henry Howey £310,350		(10) £30 Charles Swanston £310,350	(11) £30 Barry Cotter £364,350	

## SWANSTON STREET

# A STUDY IN CENTRAL MELBOURNE LAND VALUES

(Block 13, bounded by Collins St., Queen St., Bourke St., Elizabeth St.)

## QUEEN STREET

COLLINS STREET

(1) £61 Edward W. Umpleby £145,750	(20) £46 T. H. Vaughan £126,050
(2) £28 Thomas Coombs £118,800	
(3) £28 John Wood £118,800	
(4) £30 Hugh Maclean £118,800	
(5) £23 John Jones Peers £118,800	
(6) £23 Robert Fleming £118,800	
(7) £23 Thomas Browne £118,800	
(8) £41 Thomas Browne £244,400	(9) £42 John Hihgett £212,400

LITTLE COLLINS STREET

(19) £41 Thomas Browne £93,150	(18) £40 Thomas Browne £93,150
£26 James Smith £66,000	(17)
£23 James Smith £66,000	(16)
£23 David Guilan £66,000	(15)
£21 William Evans £66,000	(14)
£20 Horatio Cooper £66,000	(13)
£21 John Hughes £66,000	(12)
(10) £24 Robert Hoddle £212,400	(11) £30 Robert Hoddle £212,400

BOURKE STREET

## ELIZABETH STREET



# A STUDY IN CENTRAL MELBOURNE LAND VALUES

(Block 14, bounded by Collins St., William St., Bourke St., Queen St.)

## WILLIAM STREET

COLLINS STREET	(1) £95 Wilson and Eyre £104,650	(20) £36 George Reid £88,650	LITTLE COLLINS STREET	(19) £50 James F. Strachan £74,950	(18) £67 Charles Wedge £74,930	BOURKE STREET
	(2) £46 George Smith £72,600			£41 Thomas Walker £52,800	(17)	
	(3) £43 George Robson £72,600			£36 Thomas Walker £52,800	(16)	
	(4) £42 George Lilly £72,600			£39 Thomas Walker £52,800	(15)	
	(5) £41 C. H. Ebdon £72,600			£40 John P. Fawcner £52,800	(14)	
	(6) £45 C. H. Ebdon £72,600			£36 William Hutton £52,800	(13)	
	(7) £50 C. H. Ebdon £72,600			£35 Henry Smyth £52,800	(12)	
	(8) Wesleyan Chapel £136,050	(9) £69 James Connell £126,050		(10) £55 Thomas D. Weatherly £79,950	(11) £70 George Mercer £79,950	

## QUEEN STREET

**BOURKE STREET**

LITTLE BOURKE STREET

LONSDALE STREET

QUEEN STREET

# A STUDY IN CENTRAL MELBOURNE LAND VALUES

(Block 20, bounded by Bourke St., Queen St., Lonsdale St., Elizabeth St.)

## QUEEN STREET

BOURKE STREET	(1) £46 Sylvester, J. Browne £93,000	(20) £39 Joseph Aberline £90,000	LITTLE BOURKE STREET	(19) £40 Mary Hill £85,000	(18) £36 Thomas Roadknight £85,000	LONSDALE STREET
	(2) £46 Sylvester J. Browne £65,000			(17) £37 Joseph Sutherland £56,000		
	(3) £36 John McNall £65,000			(16) £32 George Tobin £56,000		
	(4) £39 James Douglas £65,000			(15) £37 Alfred Langhorne £56,000		
	(5) £38 John Cronin £65,000			(14) £36 Mary Langhorne £56,000		
	(6) £40 George Lilly £65,000			(13) £30 John Hyland £56,000		
	(7) £39 Joseph Solomon £65,000			(12) £38 Robert Robson £56,000		
	(8) £50 John Mills £200,000	(9) £40 George Hitchcock £180,200		(10) £38 Thomas Weatherly £85,000	(11) £40 Joseph Shaw £85,000	

## ELIZABETH STREET

## HISTORICAL DEEDS

---

Mr. John Batman, with three white followers and seven Sydney aborigines passed into Port Phillip Bay, Victoria, on May 29. 1835. in the schooner "Rebecca," and anchored a dozen miles inside Indented Head. With some of his party and aborigines he landed and inspected the country. In the course of his excursions Batman met several natives, and was pleased to think he had discovered the owners of the rich country that he was anxious to possess. Travelling some eight miles into the interior he met eight of the natives who were supposed to be chiefs. They were asked to accept presents of tomahawks and knives. Subsequently he went through the form of buying a considerable tract of land from these "chiefs." Batman had a lawyer's eye to business: for before leaving Launceston, he had prepared, in true legal form, two deeds of conveyance with blanks to be afterwards filled in. It is stated he claimed that with the aid of two of his Sydney blackfellows, he was able to make the vendors clearly understand the purport of the parchments. The bargain was struck, the deeds "signed, sealed and delivered," the consideration paid down, and possession given by marking certain trees, and each of the chiefs

handing to Batman a lump of the alienated soil. These celebrated deeds now repose in a glass case in the Melbourne Public Library. They were formerly engrossed on two separate parchments and each drawn up in triplicate. One was endorsed, "Grant of the territory called Dutigallar, with livery of seisin endorsed, dated June 6, 1835;" the other, "Grant of the territory called Geelong, with livery of seisin endorsed, dated June 6, 1835." Thus did these sable potentates barter away their own and other people's birthright for the glittering articles which dazzled their eyes. John Batman was very pleased with his deal and felt sure he had made a good thing of it, but, no doubt, changed his mind when the Home Government annulled the whole transaction. For the information of our readers we reproduce these curious title deeds.

---

"Know all persons that we, three brothers, Jagajaga, Jagajaga, Jagajaga, being the three principal chiefs, and also Cooloolock, Bungarie, Yanyan, Moowhip, and Monmarmalar, being the chiefs of a certain native tribe called Dutigallar, situate at and near Port Phillip, called by us, the above-mentioned chiefs, Iramoo and Geelong, being possessed of the track of land hereinafter mentioned, for and in consideration of twenty pair of blankets.

thirty knives, twelve tomahawks, ten looking-glasses, twelve pair of scissors, fifty handkerchiefs, twelve red shirts, four flannel jackets, four suits of clothes, and fifty pounds of flour, delivered to us by John Batman, residing in Van Diemen's Land, Esquire, but at present sojourning with us and our tribe, do, for ourselves, our heirs, and successors, give, grant, enfeoff, and confirm unto the said John Batman, his heirs and assigns, all that tract of country situate and being in the Bay of Port Phillip, known by the name of Indented Head, but called by us Geelong, extending across from Geelong Harbour about due south for ten miles, more or less, to the head of Port Phillip, taking in the whole neck or tract of land and containing about 100,000 acres, as the same hath been before the execution of these presents delineated and marked out by us, according to the custom of our tribe, by certain marks made upon the trees, growing along the boundaries of the said tract of land, to hold the said tract of land, with all the advantages belonging thereto, unto and to the use of the said John Batman, his heirs and assigns for ever, to the intent that the said John Batman, his heirs and assigns may occupy and possess the said tract of land, and place thereon sheep and cattle, yielding and delivering to us and our heirs or successors, the yearly rent or tribute of fifty pair of blankets, fifty knives, fifty

tomahawks, fifty pair of scissors, fifty looking-glasses, twenty suits of slops or clothing, and two tons of flour.

In witness whereof we, Jagajaga, Jagajaga, Jagajaga, the three principal chiefs, and also Cooloolock, Bungarie, Yanyan, Moowhip, and Monmarmalar, the chiefs of the said tribe, have hereunto affixed our seals to these presents, and have signed the same. Dated, according to the Christian era, this 6th day of June, 1835.

Jagajaga, his x mark.

Jagajaga, his x mark.

Jagajaga, his x mark.

Cooloolock, his x mark.

Bungarie, his x mark.

Yanyan, his x mark.

Moowhip, his x mark.

Monmarmalar, his x mark.

John Batman.

Signed, sealed, and delivered in the presence of us, the same having been fully and properly interpreted and explained to the said chiefs.

In the presence of

(Signed) James Gumm,  
Alexander Thompson,  
Wm. Todd.

“Know all persons, that we three brothers, Jagajaga, Jagajaga, Jagajaga, being the principal chiefs, and also Cooloolock, Bungarie, Yanyan, Moowhip, and Monmarmalar, also

being the chiefs of a certain native tribe called Dutigallar, situate at and near Port Phillip, called by us the above-mentioned chiefs Iramoo, being possessed of the tract of land hereinafter mentioned, for and in consideration of twenty pair blankets, thirty tomahawks, one hundred knives, fifty pair of scissors, thirty looking-glasses, two hundred handkerchiefs, one hundred pounds of flour, and six shirts, delivered to us by John Batman, residing in Van Diemen's land, Esquire, but at present sojourning with us and our tribe, do, for ourselves, our heirs and successors, give, grant, enfeoff, and confirm unto the said John Batman, his heirs and assigns, all that tract of country situate and being at Port Phillip, running from the branch of the river at the top of the port about seven miles from the mouth of the river, forty miles north-east, and from thence west forty miles across Iramoo downs or plains, and from thence south-south-west across Mount Vilaumarnartar to Geelong Harbour, at the head of the same, and containing about 500,000 more or less acres, as the same hath been before the execution of these presents delineated and marked out by us, according to the custom of our tribe, by certain marks made upon the trees growing along the boundaries of the said tract of land, to hold the said tract of land, with all the advantages belonging thereto, unto and to the use of the



said John Batman, his heirs and assigns for ever, to the intent that the said John Batman, his heirs and assigns, may occupy and possess the said tract of land, and place thereon sheep and cattle, yielding and delivering to us and our heirs and successors the yearly rent or tribute of one hundred pair of blankets, one hundred knives, one hundred tomahawks, fifty suits of clothing, fifty looking-glasses, fifty pair of scissors, and five tons of flour. In witness whereof we, Jagajaga, Jagajaga, Jagajaga, the above-mentioned principal chiefs, and Cooloolock, Bungarie, Yanyan, Moowhip, and Monmarmalar, the chiefs of the said tribe, have hereunto affixed our seals to those presents and have signed the same. Dated, according to the Christian era, this 6th day of June, 1835.

Jagajaga, his x mark.

Jagajaga, his x mark.

Jagajaga, his x mark.

Cooloolock, his x mark.

Bungarie, his x mark.

Yanyan, his x mark.

Monmarmalar, his x mark.

John Batman.

Signed, sealed, and delivered in the presence of me, the same having been fully and properly interpreted and explained to the said chiefs.

(Signed)

James Gumm,

Alexander Thomson,

Wm. Todd.

Be it remembered, that on the day and year within written, possession and delivery of the tract of land within mentioned was made by the within-named Jagajaga, Jagajaga, Jagajaga, principal chiefs, and Cooloolock, Bungarie, Yanyan, Moowhip, and Monmarmalar, also chiefs of the tribes of natives called Dutigallar, to the within-named John Batman, by the said chiefs taking up part of the soil of the said tract of land, and delivering the same to the said John Batman in the name of the whole.

Jagajaga, his x mark.  
Jagajaga, his x mark.  
Jagajaga, his x mark.  
Cooloolock, his x mark.  
Bungarie, his x mark.  
Yanyan, his x mark.  
Moowhip, his x mark.  
Moomarmalar, his x mark.

In the presence of

(Signed) James Gumm,  
Alexander Thomson,  
Wm. Todd.

## Constitutional Authorities on Private Ownership of Land

---

SIR EDWARD COKE: "All lands or tenements in England in the hands of subjects are holden mediately or immediately of the King. For, in the law of England, we have not any subjects' land that is not holden."

RIGHT HON. JUSTICE STEPHEN: "All lands owned by subjects in England are in the nature of fees, whether derived to them by descent from their ancestors or purchased for a valuable consideration; for they cannot come to any man by any of these ways, unless accompanied by those feudal incidents which attended upon the first feudatories to whom the lands were originally granted."

SIR WILLIAM BLACKSTONE: "Accurately and strictly speaking, there is no foundation in nature or in natural law why a set of words on parchment should convey the dominion of land. Allodial property no subject in England now has; it being a received and now undeniable principle in law that all lands in England are holden mediately or immediately of the King."

Note:—Allodial property: Landed property belonging to a person of his own right, and for which he consequently owes no rent or service to a superior.

**WILLIAMS** ("Law of Real Property"): "The first thing a student in law has to do is to get rid of the idea of absolute ownership (of land). Such an idea is quite unknown to English law. No man is in law the absolute owner of lands.

"At the present day, every tenant in fee simple so fully enjoys the right of alienating the lands he holds, either in his lifetime or by his will, that most tenants in fee think themselves to be the lords of their own domains; whereas, in fact, all landowners are merely tenants in the eyes of the law."

**RIGHT HON. JUSTICE LONGFIELD:** "Property in land differs in its origin from property in any commodity produced by human labor, the product of labor naturally belongs to the laborer who produced it, but the same argument does not apply to land, which is not produced by labor, but is the gift of the Creator of the world to mankind; every argument used to give an ethical foundation for the exclusive right of private property in land has a latent fallacy."

**SIR FREDERICK POLLOCK:** "It is commonly supposed that land belongs to its owner in the same sense as money or a watch; this is not the theory of English law since the Norman Conquest, nor has it been so in its full significance at any time. No absolute ownership of land is recognised by our law books, except in the Crown. All lands are supposed to be held mediately or immediately of the crown though no rent or service may be payable and no grant from the Crown on record."

# Henry George Literature

---

Owing to the generosity of the Henry George Foundation (Australia) we now have a good supply of Henry George's celebrated pamphlets. These have been reprinted in Australia by the Foundation. There are six titles, viz.:

Thy Kingdom Come,  
Thou Shalt Not Steal,  
Moses,  
Scotland and Scotsmen,  
The Crime of Poverty,  
Justice the Object, Taxation the Means.

These pamphlets are available at one penny each, postage one penny, or the SIX post free for eight pence.

Readers are strongly recommended to send for this valuable set, which is splendid value for the small amount charged for them.

---

The Science of Political Economy, 4/-, postage 4d.

Progress and Poverty, cloth 1/6, postage 3d.

Protection or Free Trade, cloth 1/6, postage 3d.

” ” ” ” paper 9d., postage 2d.

The Condition of Labor, cloth 1/-, postage 2d.

Social Problems, cloth 1/6, postage 3d.

The Perplexed Philosopher (Henry George), paper 1/-, postage 3d.

The Labor Question, 3d., postage 1d.

Dictator-Democrat, 3d., postage 1d.

Life of Joseph Fels (Mary Fels), cloth 2/6, postage 5d.

What is the Single Tax? (L. F. Post), cloth 2/-, postage 3d.

The Basic Facts of Economics (L. F. Post), cloth 2/-, postage 2d.

My Neighbour's Landmark (E. Verinder), paper 9d., postage 2d.

---

## HENRY GEORGE LEAGUE

George Parade, 11 Carrington Street, Adelaide