

BRUNSWICK CITY

Similar conclusions can be drawn from the results of a survey made in Brunswick by a Canadian Economist, H. Bronson Cowan, some years ago, though not previously published in Australia, which we are pleased to give below. Brunswick is one of the inner industrial-residential suburbs of Melbourne and had no vacant land other than obtained by demolition of existing buildings for re-development. The summarized results of the Cowan study made with co-operation of the municipal valuer are as follows:

Class of Property	System Charging Least Rates	Number of Properties	With Lower Rates	Rates Greater by per cent under	
			%	N.A.V.	U.C.V.
Residential	U.C.V.	395	75	58	—
Residential	N.A.V.	128	25	—	35
Shops	U.C.V.	103	45	99	—
Shops	N.A.V.	124	55	—	64
Industrial	U.C.V.	61	67	74	—
Industrial	N.A.V.	30	33	—	68
Hotels, Banks, Theatres, Whouses and Service Stations					
	U.C.V.	33	60	110	—
	N.A.V.	22	40	—	102
Vacant Land	N.A.V.	12	100	—	341

U.C.V. means Unimproved Capital Value of land.

N.A.V. means rental value of land plus buildings.

(Brunswick has rated site-value since 1922 when it was adopted by poll of ratepayers. There have been two later polls each of which confirmed ratepayers' satisfaction with it by progressively increased margins).

A.R.H.