



REPORT ON RECLAMATION OF AN INDUSTRIAL SUBURB

A MUNICIPAL RATING STUDY OF FITZROY

Conducted by the Land Values Research Group at the invitation
and with the cooperation of the Fitzroy City Council

March 1947 to February 1948



LAND VALUES RESEARCH GROUP

For the collection, analysis and distribution of information upon the incidence and effects of public charges imposed upon land tenures.

RESEARCH PANEL :

G. A. BAKER
B.C.E., A.M.I.E. (Aust.)

F. OSWALD BARNETT
M.Com., F.C.A. (Aust.)

H. E. BARTLETT
A.R.I.B.A.

F. DOOLAN
M.V.I.S., M.C.I.V.

G. A. FORSTER
B.Sc.

W. E. GOWER
Architect

F. HALKYARD
B.Sc., Dip. Ed.

A. N. HAMBLBY
M.Sc., A.A.C.I.

FRANK HEATH
A.R.I.B.A., A.R.V.I.A.

A. R. HUTCHINSON
B.Sc., A.M.I.E. (Aust.)

D. W. JOHNS
A.R.E.I.

E. K. MACKAY
A.R.I.B.A.

S. MERRIFIELD
L.S., M.V.I.S.

L. V. MITCHELL
A.R.I.B.A.

B. B. MORRIS
M.A.

L. M. PERROTT
F.R.I.B.A.

E. R. PITT
B.A., F.L.A.

C. H. RICHARDSON
B.E.E., A.M.I.E. (Aust.)

A. G. SANDOW
B.E., A.M.I.E. (Aust.)

L. E. STEVENS
B.Met.E., B.Ed.

W. H. TAYLOR
M.I.C.E., A.M.I.C.E., A.M.I.E. (Aust.)

F. J. WATSON
M.A., M.Sc.

H. S. WELLER
B. Com., A.I.C.A.

N. A. WIGMORE
L.S.

Hon. Research Director :

A. R. HUTCHINSON, B.Sc., A.M.I.E. (Aust.)
32 Allison Avenue, Glen Iris, S.E.6
WM 2772

Hon. Secretary :

L. F. BAWDEN
52 Guildford Road
Surrey Hills, E.10
Victoria

Hon. Treasurer :

G. A. FORSTER, Dip. Com., A.I.C.A.
8 Leura Street,
Surrey Hills, E.10
Victoria

RECLAMATION OF AN INDUSTRIAL SUBURB

THE RELATIVE MERITS OF RATING ON UNIMPROVED LAND VALUE
OR ANNUAL RENTAL VALUE



A Municipal Rating Study of Fitzroy

Conducted by

The Land Values Research Group at the invitation and with the co-operation of the
Fitzroy City Council.

AIM :

To find whether a change in the rating system from the Annual Rental Value to the Unimproved Capital Value (or Site-Value) Basis would contribute to the solution of the special problems of this and the other inner-industrial cities.

Study made during the period March, 1947, to February, 1948.

ACKNOWLEDGMENTS :

In addition to specialist advice and help given by the Panel Members of the Land Values Research Group in the conduct of this Study, special acknowledgments are made to the following members and of those members of the Architects' Research Group who have co-operated in the field-work and other specialised directions: R. J. Bath, A.R.A.I.A.; J. Brown; L. A. Brown; L. F. Bawden; C. J. Bucknill; R. N. Collison; L. M. Donnelly; Miss M. Dower; Miss M. Feilman, B.A., A.R.A.I.A.; G. A. Forster, B.Sc.; G. A. Forster, Dip. Com., A.I.C.A.; W. E. Gower, Architect; E. F. Halkyard, B.Sc.; Mrs. M. Hill; A. R. Hutchinson, B.Sc., A.M.I.E. (Aust.); E. Johnston; Colin Munro, Architect; Cr. J. H. Morris, J.P.; J. McColl, Architect; P. McKenzie; A. H. Noar, J.P.; R. Longthorpe; W. H. Pitt; R. J. Rolfe, A.R.A.I.A.; D. Shedden; Miss A. Trundle, A.R.A.I.A.; Miss C. M. Warnecke, B.A.; N. A. Wigmore, L.S.; Miss G. Woff; to the various valuation authorities and the Victorian Housing Commission for their co-operation.

Special acknowledgments are also due to those public spirited firms and individuals whose assistance in absorbing the heavy cost of this publication has enabled it to be offered cheaply to the public.

Price 2/6

Printed and Issued February, 1949

MEANING OF TERMS USED :

Nett Annual Value (for which the letters N.A.V. are commonly used as an abbreviation)—means the annual rent which the site and all improvements upon it might reasonably be expected to return—less a deduction to cover rates, taxes, insurance and probable repairs. In this study the prefix "Nett" has been omitted.

Unimproved Capital Value (for which the letters U.C.V. are commonly used as an abbreviation)—means the estimated selling price of the site if held in fee-simple and unmortgaged and assuming that any improvements upon it had not been made.

Site-Value—is a more descriptive term commonly used in this study instead of the more cumbrous phrase "unimproved capital value."

Capital Improved Value (for which the letters C.I.V. are commonly used as an abbreviation)—means the estimated selling price of the site plus any improvements upon it assuming it held in fee-simple and unmortgaged.

Value of Improvements—the difference between the Capital Improved Value and the Unimproved Capital Value gives the estimated value in the improvements upon the site.

FITZROY RATING STUDY

Index to Contents

PART I

Section	Page
1. General Information upon Fitzroy	3
2. The scope of the Survey	3
3. The need for a field study	3
4. The nature and extent of the field study	3
5. What the field study showed	4
(i) Total unimproved land value of Fitzroy	
(ii) Equivalent Rate in the £ of unimproved value	
(iii) An easy means of comparing properties	
(iv) Degree of improvement of the wards	
(v) Fitzroy valuations	
(vi) Fitzroy land values.	

PART II—THE OVERALL POSITION

6. The overall position under the two rating systems	5
7. The probable results of a rating poll	5

PART III—HOUSING AND SLUM RECLAMATION

8. General notes on Fitzroy housing	5
9. Houses gaining in each ward under the two systems	5
10. Special investigation of houses which would have rate increases under site-value rating	6
11. How slum properties are affected by the rating systems	6
12. How annual-value rating fosters slums	7
13. The rating systems in their bearing on slum clearance plans	8
(a) Old houses demolished and replaced with new	9
(b) Old homes modernised	9
(c) Multiple unit housing schemes	9
14. Conclusion upon housing	10

PART IV—VACANT LOTS AND INFERIOR BUILDINGS

15. Vacant lots in Fitzroy	11
16. Stabling and Sheds	11
17. Some large estates with inferior improvements ..	12
18. Forcing development of neglected properties ..	13

PART V—THE SHOPPING AND BUSINESS CENTRES

19. General information on the shopping centres ..	13
20. How the various centres would fare	13
21. Good shops gain and poor quality ones lose ..	14
22. Where the poor shops are located	14
23. Ability of Smith Street sites to carry higher rates	14

24. How other shop centres have fared during the last forty years	16
---	----

PART VI—FACTORIES AND INDUSTRIAL CONCERNS

25. Fitzroy as a manufacturing centre	16
26. The standard of comparison	16
27. "Large" industrial concerns classified	17
28. "Medium and Small" industrial concerns classified	18
29. Conclusion on industrial properties	19

PART VII—MISCELLANEOUS PROPERTIES

30. Warehouses	20
31. Stores	20
32. Banks	20
33. Garages and Service Stations	20
34. Theatres and Halls	21
35. Hotels	21
36. Dispensaries and hospitals	21
37. Metro. Tramway Board properties	22

PART VIII

38. THE EFFECT UPON COUNCIL FINANCES ..	22
---	----

PART IX

39. ABILITY TO PAY CONSIDERED	23
---------------------------------------	----

PART X

40. A PROGRAMME FOR IMPROVEMENT	24
---	----

PART XI

THE FITZROY BALANCE SHEET

Showing how differences in rates under the two rating systems are distributed	25
---	----

APPENDIX A

(Included at the end of the text under this cover)

TABLE No.	Page
1. Showing the number of houses benefited in lower rates under each system for individual Fitzroy streets with the average degree of improvement ..	26
2. Fitzroy Shopping Centres showing the number of shops benefited in lower rates under each system and the aggregate amounts involved	27
3. Detailed analysis of the Smith Street Shopping Centre	28
4. Large Fitzroy industrial properties classified ..	31
5. Small and Medium sized industrial properties classified	32
6. Detailed dissection of holdings of very large Fitzroy industrial firms	36

Index to Plates

Plate		Opposite page	Plate		Opposite page
I		6	IX		18
II		7	X	Centre of book	
III		8	XI	Centre of book	
IV		9	XII	Opposite page	19
V		10	XIII	Between pages	24-25
VI		11	XIV	" "	24-25
VII		12	XV	" "	24-25
VIII		13	XVI	" "	24-25

RECLAMATION OF AN INDUSTRIAL SUBURB

A Municipal Rating Study of Fitzroy.

PART 1.

(1) GENERAL INFORMATION ON FITZROY.

Fitzroy is one of the five inner-industrial cities which adjoin the City of Melbourne itself. The others of this group are Collingwood, Port Melbourne, Richmond, South Melbourne. All of these cities and the Carlton and North Melbourne sectors of Melbourne City, have common problems to which this survey is directed.

Fitzroy is the smallest of the 28 municipalities forming Greater Melbourne. Its area is only 923 acres. It is, however, one of the oldest, having been proclaimed a city in 1878. Many of its buildings date back into the very early history of Melbourne, some being over a century in age while at least three-quarters of the houses in the older portion are over 70 years old.

For this reason Fitzroy faces most acute problems which are looming larger with all of these inner-industrial cities as the years go by. These are the problems of decay. A high proportion of the buildings have reached the end of their useful life and should be rebuilt.

Yet rebuilding has been conspicuous by its absence for many years. During the period 1935 to 1940 inclusive, the number of building permits issued for new private dwellings, flats, hotels, etc., averaged only 13 per annum. This is quite insignificant beside the more than 6000 dwellings in the municipality.

The estimated population for the municipal year 1944/5 was 29,637. This gives a density of more than 33 persons per acre which is easily the highest of all the Greater-Melbourne municipalities. Richmond is next with 28, and Collingwood has 26 persons per acre.

Fitzroy is extremely close to the centre of Melbourne. In fact, the portion bounded by Victoria Parade, Nicholson, Johnston and Smith Streets is considerably closer to Elizabeth Street Post Office than are the further parts of Melbourne City itself.

It is excellently served with transport systems. Main through bus routes serve Nicholson, Gertrude and Smith Streets. Frequent electric trams run along Victoria Parade, Brunswick Street and St. George's Road. There is a railway service from Prince's Bridge to Spencer Street, traversing the City with stations at North Fitzroy and Rushall. In addition there are bus services on a number of subsidiary routes.

Fitzroy is divided into five wards and the City itself is in two parts which are different in character. That part adjacent to Melbourne and known as Fitzroy comprises the East, West, and Central Wards. These wards are the ones in which business and industrial activities are mostly centred. They contain most of the shops and factories, although these are strongly represented in the remaining wards also. In this part, too, are located most of the large boarding or apartment houses, situated for the most part in Victoria Parade and Nicholson Streets.

The other section is known as North Fitzroy and comprises the North and Clifton Wards. These are more exclusively residential wards and the dwellings are of better type. Being further out, these wards have been later in development than in the others and decay and obsolescence are not so evident. Frontages of dwellings are larger than in the inner sector. Most of the limited dwelling construction within this city in recent years has taken place in the North Fitzroy sector.

In recent years Fitzroy has achieved an unenviable reputation as a blighted or slum city. This is unfortunate, because in its heyday it was regarded as a fashionable and desirable residential city. Its dwellings are for the most part of stone or brick. Fitzroy's blighted areas are not peculiarly bad as compared with others. This is evident from the surveys made by the Housing Investigation and Slum Abolition Board in 1937. They showed that of the slum pockets of Carlton, Collingwood,

Fitzroy, North Melbourne, Port Melbourne, Richmond, and South Melbourne, the proportion of the houses without bathrooms, and also of those without wash houses, was second lowest in Fitzroy, while of those without kitchen sinks the proportion in Fitzroy was lowest of all.

That Fitzroy slum areas are larger than others is, to that extent, simply because this city was settled and built earlier and has more years of decay behind it. The general age being greater, the slum pockets are more extensive.

Fitzroy has suffered from the fact that forces of deterioration have been at work continuously over its life with little evidence of tendencies towards regeneration. This survey is directed to find out whether a change in the rating system of the City to the site-value basis, would provide a force for regeneration by encouraging improvement and discouraging the holding of properties in a deteriorated condition.

(2) THE SCOPE OF THE SURVEY.

In the course of this survey the proportions of the total residential, business and industrial properties which are benefited by the Net Annual Value and Site-Value Rating systems have been found.

Attention has then been given to the condition of the properties benefited by these systems, to see whether they lead to the improvement or deterioration of the district.

A special study has been made of those houses covered by the 1937 survey of the Housing Investigation and Slum Abolition Board. These provided a detailed analysis, not merely of the external, but also the internal condition of the houses.

In a district in which there is little vacant land a change in the rating system would give some citizens rate reductions and others rate increases. Special investigation has been made covering all the properties that would carry rate increases under site-value rating concerning the "ability to pay" of the owner. The proportions of such properties in Estates of deceased persons is particularly examined.

Of special interest to the Council is the comparison of the rate yields of 20 and 40 years ago with those today and the revenue prospects under the site-value basis.

An assessment has been made of the potential voting strength to be expected at a rating poll at which each voter cast his vote according to whether the property he occupied carried reduced or increased rates under the change.

(3) THE NEED FOR A FIELD STUDY.

Before any reliable comparison could be made of the incidence of the respective rating systems upon various classes of property, it became necessary to know the rate in the £ of unimproved land value which it would be necessary to strike, in order to return the same revenue to the Council as the Current Rate of 2/6 in the £ on the Net Annual Value Basis.

This required a knowledge of the total unimproved value of rotatable property within the district. It was found that no such total was available to the Council. Nevertheless, as the study was intended to provide reliable information of value to municipal bodies it was necessary to know this figure with reasonable accuracy. It became necessary, therefore, that the members of the Land Values Research Group undertake a field study to determine this value. This really amounted to a complete valuation of the city on the unimproved capital value basis.

(4) THE NATURE AND EXTENT OF THE FIELD STUDY.

In the course of the field study every assessment upon the rate-books has been covered and the unimproved value ascertained.

An initial difficulty met with was the fact that the Council did not record the frontage and depth of individual properties

The variation in size of properties in this City is so great that it was necessary to know the dimensions with reasonable accuracy. In the course of the field study all properties in the East, West and Central Wards as far as Alexandra Parade were actually chained. In the balance of the Central Ward, the North and Clifton Wards, where subdivisions are more regular, the dimensions were scaled from the Melbourne and Metropolitan Board of Works maps, which are drawn on a scale of 40 feet to the inch. These measurements were supplemented by field checks in doubtful cases.

The Group sought the assistance of valuation authorities in establishing an appropriate set of unit values per foot in various streets based upon land sales. In the main, these values used have been based upon the "Sale Approved" values authorised by the Federal Treasurer's Delegate under the price-pegging regulations of 1942. They are on the conservative side.

These unit values were applied to the dimensions of the properties, as found, to give the unimproved value of the holdings. Depth tables were used in the case of great and small depths to establish the value. Industrial properties were valued according to area.

Master sheets were prepared duplicating each assessment on the rate book. Against each was entered the dimensions of the property and its unimproved value and other information as the study proceeded.

During the field study, particulars were noted of the condition of the property. In particular, shops were noted according to whether they were of old type or had modernised fronts.

(5) WHAT THE FIELD STUDY SHOWED.

(i) Total Unimproved Land Value of Fitzroy.

The total unimproved value of the City, found by adding together those of all individual properties was £1,996,733. This does not include the value of the special ratable properties such as Gas mains and Works and Tramway Tracks. As the Local Government Act lays down that these must be rated upon the Annual Value basis they have been omitted in these comparisons.

(ii) Equivalent Rate in £ of Unimproved Value.

The nett annual value of the same properties covered in the unimproved-value total amounted to £464,547. The current rate used by the Council is at present 2/6 in the £ returning a yield of £58,068. The rate in the £ of unimproved land value required to give this yield is just a shade under 7d. in the £ and this figure has been used in computing comparative rates.

(iii) An Easy Means of Comparing Properties.

It would have been possible to work out the actual rate in £.s.d. on the unimproved value basis for each property. That would be necessary to the Council staff in sending out rate notices but would have involved needless work for the purposes of this study when a far more informative measure of comparison is available.

This measure is the ratio which the annual value of each property bears in its improved condition, to the annual value it would be rated at if it had remained vacant.

Under the Local Government Act the annual value of vacant land is taken as 5 per cent. of the unimproved capital value of the land. By comparing the annual value in the rate-books for the property as it stands with 5 per cent. of the unimproved or site-value we get a measure of the degree of improvement.

If the property is a vacant lot this method will give a ratio of 1.00. If it has poor improvements upon it the ratio will be a little higher. If it is highly improved the ratio will be very high. So that a mere look at this ratio tells us whether the property is good, bad, or indifferent.

These ratios were worked out for every property and have served to make comparisons easily and effectively. For the City as a whole the vacant annual value would be £99,836. The annual value of the City in its overall improved condition is £464,547. Dividing the first into the second gives a ratio of 4.65. Thus the average degree of improvement for the city as a whole is 4.65 times that of the unimproved condition.

Without working out the rates we can know that any property with such improvement ratio more than 4.65 would carry lower rates under a change to site-value rating. Those with ratios less than 4.65 would carry higher rates under that change, while those at that figure would carry the same rates under either system. The difference in rates will be directly in proportion to the magnitude of the figure above or below this average ratio for the district as a whole. A property with a ratio 9.30 would have its rates halved under the site value basis. One with a ratio of 2.32 will have its rates doubled under that change.

But the figure itself gives an idea of the worthiness of the properties under study. Those with higher ratios than the average are the ones which are tending to raise the condition of the district. Those with lower ratios are the ones contributing to the deterioration of the district.

(iv) Degree of Improvement of the Wards.

When applied to the Wards themselves this method leads to some interesting observations. The figures are set out below.

VALUATION FIGURES FOR EACH WARD.

WARD (1)	Unimproved Capital Value of Land (2)	Unimproved Annual Value (3)	Improved Annual Value (4)	Ratio Improved Vacant (4) — (3)
EAST ..	£438,209	£21,910	£90,347	4.13
WEST ..	£387,529	£19,376	£92,480	4.77
CENTRAL	£450,792	£22,540	£102,917	4.56
NORTH ..	£390,651	£19,532	£98,308	5.03
CLIFTON	£329,552	£16,477	£80,495	4.88
Overall	£1,996,733	£99,835	£464,547	4.65

It will be seen that the North, Clifton and West Wards have a higher degree of improvement than the average for the city overall, while the East and Central Wards are below the average. This means that under site value rating the first three will carry less total rates than they do at present, while the East and Central Wards would carry more.

This is significant because the North and Clifton Wards are predominantly the residential wards. The Central and East Wards are more industrial and business areas and within them are located the areas where decay has gone furthest.

(v) Fitzroy Valuations.

This study itself has involved the conduct of an up to date valuation of the unimproved value of the land. However, we have accepted without alteration the Net Annual Values listed in the ratebooks for each property.

Nevertheless, it is important to note that these are in many cases very seriously out of date. There has been no full valuation involving an estimate of the value of the improvements for very many years and we have come across very many cases where the rated values are far removed from reality.

Fitzroy is a small municipality and does not employ a full-time valuer as in most of the larger municipalities. The rate collector is expected to serve as Valuer as well as in his major role.

Valuations of improvements, particularly of industrial properties, are specialist matters and take considerable time to carry out. It is not surprising, therefore, that they are so far out as they have been found to be.

We have been particularly struck with the inequity between the valuations on tenanted properties and those on owner-occupied properties, of identical type. The latter are often much below what is reasonable to expect for the class of properties.

This lack of equity between tenanted and owned properties is by no means peculiar to Fitzroy. Although illegal, it is found in many annual value rating areas. It is very easy to find the rents paid for the properties by simple inquiry of the tenants. Where the owner is the occupier and no money passes in rent

more valuation skill and time is required. The owner is more likely to dispute his valuation. Hence tenanted properties are usually valued to the hilt while owner-occupied properties are undervalued.

Due to this fact, it was found that the proportion of owner-occupied properties gaining by a change to the site-value basis was considerably less than for tenanted properties. It should, if anything, be higher as owner-occupiers usually look after their properties better.

With a full valuation of the improvements (now much overdue) these anomalies would be rectified. For this reason this report has treated the overall position of all categories of improvements without regard to whether tenanted or owner-occupied.

(vi) Trends in Land Values

Comparisons of the rated values of vacant lots, as shown in the ratebooks of twenty and forty years ago, with those of today, show that in the East, West and Central Wards as a whole land values have been practically stationary. Taking account of the differences in purchasing power between the periods owing to changing money-values there has been a relative decline in these areas as a whole.

In the North and Clifton Wards, however, which were not fully built at the early periods, there have been substantial increases in land values.

PART II.

(6) THE OVERALL POSITION UNDER THE TWO RATING SYSTEMS.

All of the assessments on the ratebooks (other than the special ratable properties) have been classified according to whether they would gain reduced rates or carry increased rates under a change to site value rating.

There were six broad groups used in the classification. They comprised houses, shops, factories, sheds and stables, vacant sites and, finally, a classification for all other miscellaneous improvements not covered in the other groups.

Each of these groups is dealt with in detail in a separate section in this Report. However, the mere consideration of the overall position leads strongly to conclusions upon the relative merits of the rating systems applied to such areas.

How Various Classes of Property Would Fare Under Site-Value Rating.

Type of Property	Number of Assessments		Total Assts.
	Gaining Under Site-Value Rating	Losing Under Site-Value Rating	
Houses	3,845 (63%)	2,240 (37%)	6,085
Shops	555 (51%)	538 (49%)	1,093
Factories	179 (56%)	139 (44%)	318
Miscellaneous	103 (51%)	99 (49%)	202
Sheds and Stables	5 (7%)	67 (93%)	72
Vacant Land	—	152 (100%)	152
Totals	4,687 (59%)	3,235 (41%)	7,922

It will be seen that of all classes of property, houses would gain overwhelmingly by a change to the site-value rating basis. Also, they are easily the most numerous class of building, comprising 76 per cent. of the total assessments, while many of the shops, too, have dwellings attached.

Houses as a group are found to benefit in carrying lower rates, to the extent of £1,614. Under annual value rating houses contribute approximately £32,000 out of the £58,000 rate revenue. This is 55 per cent. of the total. Under site value rating the majority with 3,845 houses would carry rate reductions of approximately £6,100, while the minority with 2,240 houses would carry increases to the extent of £4,480.

In regard to factories and shops it is evident that some would gain and others lose in rates by a change and that the numbers just about balance. What becomes most important in these cases is to see which types gain and which lose. While dealt with later in detail, it can be stated here that the ones which get rate reductions are those which are highly improved while those that would pay more are those least improved.

The miscellaneous group includes hotels, theatres, halls, garages and service stations, banks and stores.

Sheds and stables are usually inferior types of improvements. They occupy usually only a small part of the site and this class of property is one that contributes most to the decadence of their surroundings. In many cases they are little better than vacant lots. Under annual value rating they contribute a disproportionately small amount in rates and add to the special problems of the Council. The fact that this class of property pays more under site-value rating must be regarded as a strong point in its favor.

Vacant land is the one class which in all cases contributes more under site value rating. It is one which presents the Council with problems and adds to its revenue difficulties. These vacant lots would pay 4.65 times as much in rates to the council on the site-value basis as they do at present. It will be surprising to many to find that they are so numerous in Fitzroy.

(7) THE PROBABLE RESULTS OF A RATING POLL.

An attempt has been made to find the voting support which could be expected at a poll on the question of whether site-value or annual-value should be used as a rate basis, assuming that each person entitled to vote did so according to which system gave the lowest rates on his premises, taking account of the number of votes to which the person is entitled.

The results are subject to slight error in aggregation of properties where several are owned by the one person. The results are set out below for each Ward.

WARD	Favor Site Value	Favor Annual Value
WEST	1,353	726
EAST	983	1,037
CENTRAL	1,273	856
NORTH	1,688	1,054
CLIFTON	1,431	799
	6,728	4,472

It will be seen that only in the East Ward would such a poll be likely to favor annual value rating and even then only to a very slight extent.

PART III.

THE EFFECTS UPON HOUSING AND SLUM RECLAMATION.

(8) General Notes on Fitzroy Housing.

The effects of the two rating systems upon housing are regarded as the crucial points in measuring their desirability. This involves not merely a study of the numbers of houses which would carry increased or reduced rates. It involves a check on the type of properties benefited by the one system or the other.

The question to be answered is whether a change to site value rating would tend to arrest the long continued decline of what are now regarded as slum areas. Would such a change induce private owners to improve or rebuild deteriorated properties? Would it facilitate broader slum-clearance plans of Councils or other official bodies?

(9) HOUSES GAINING IN EACH WARD UNDER THE TWO SYSTEMS.

The overall numbers of houses carrying rate reductions or increases under a change to site-value rating have already been given. The details of their distribution in the various wards are given on next page.

House Properties In Each Ward.

UNDER SITE-VALUE RATING	WEST	EAST	CENTRAL	NORTH	CLIFTON
Houses with Reduced Rates	625	503	784	1084	849
Houses with Increased Rates	276	436	499	615	414
% With Reduced Rates	69	53.5	61	64	67
% With Increased Rates	31	46.5	39	36	33

It is evident that what is true of the overall position is true of each of the individual wards. In each case a substantial majority of the houses carry reduced rates under the site-value rating basis. The proportion gaining reductions is higher in the North, West and Clifton wards than in the East and Central Wards. In the case of the first three, the degree of improvement, on the average, is greater than in the case of the latter, which are the business and industrial wards respectively.

More important than the fact that the majority of houses would carry lower rates under a change, is the fact that those who would get the rate reductions are the owners of the properties which are in better condition than the district average. These are the ones that are tending to make the district a better place to live in. The buildings that carry lower rates on the site-value basis are the types that the Council would wish to encourage.

On the other hand the ones which would carry rate increases are those which are below the average degree of improvement. They would pay more exactly in proportion to the extent of their deterioration. Those which are little below the average in condition find little increase in their rates. Those which are much deteriorated carry considerably increased rates. These are the types of properties that have dragged down the City, reduced its ratable value, destroyed the health of tenants, and tend to make Fitzroy a place to be avoided as a residential area.

These conclusions have been checked with field observations. Wherever the ratio of the improved annual value to the vacant annual value has been found to be much below the average of 4.65 for the district, outward inspection shows the improvements to be sub-standard or at least an inadequate development of the site.

These observations apply to all streets. The proportions with rate increases and reductions are set out for each street in the appendix, Table No. 1. This shows also the average extent of the reduction or increase. Reference to it will show that there is hardly a street in which the majority of houses would not carry reduced rates under the change.

The proportion gaining is slightly lower in the main business streets such as Victoria Parade, Nicholson St., Brunswick St., St. George's Road and Queen's Parade, where the sites have a business value. In fact, many of the houses in the losing group on these streets are very old and have actually been purchased by business interests for expansion.

(10) SPECIAL INVESTIGATIONS OF HOUSES WHICH WOULD CARRY INCREASED RATES.

It was found that the great majority of all the houses in the City would carry lower rates under site-value rating than they do under annual-value rating. This fact in itself is regarded as of dominating importance.

Nevertheless, a special examination was made to see what types of houses and classes of owners would be in the losing group.

It was found that of the 2241 houses which would carry increased rates under the change 424 were in the hands of "estates," the original owners being long dead. While it is true that many executors do keep properties in good repair and would receive rate reductions it is also notable that "estates" are prominent among the worst types of properties. The proportion of tenanted houses owned by estates which would benefit

in lower rates with a change is less than for other ownerships of tenanted property. It was found to be 56% as compared with 62% for tenanted properties whose owners lived in Fitzroy and 63% for those living outside Fitzroy.

Of all houses only 22% were found to be owner occupied. But of the tenant occupied houses 912 (or 21%) are owned by Fitzroy citizens. Of these houses 62% would carry lower rates under the site value basis.

(11) HOW SLUM PROPERTIES ARE AFFECTED BY THE RATING SYSTEMS

Fitzroy has been the subject of a number of social and housing studies at various times. One of the most thorough and valuable investigations was that undertaken by the Housing Investigation and Slum Abolition Board, whose report was published in 1937.

That study was not confined to the slum areas of Fitzroy alone, but extended over such areas in Collingwood, Carlton, North Melbourne, South and Port Melbourne, Richmond and other suburbs where there were hot spots even as far afield as Malvern.

That study covered not only the external condition of the houses but also the internal conditions in a series of separate items on which information was obtained. From analysis of these all the houses covered in the survey were classified in one of five classes.

- V Houses structurally sound, in good or fair repair, containing reasonable domestic amenities (bathing, cooking and laundry facilities) and fit for habitation.
- VX Houses structurally sound, but needing extensive repairs with renovation and/or the addition of domestic amenities.
- X Houses in bad repair (sub-standard or slum), lacking domestic or other amenities and unfit for human habitation.
- XX Houses in worse condition than those in the X category, definitely insanitary, and demolition necessary.
- XXX Houses of the very worst type.

With the results of such a comprehensive survey available, it was only necessary to find how the rating systems treated the individual houses covered by the Housing Investigation Survey in order to lead to most valuable conclusions on the merits of rating methods in the housing field. By courtesy of the Victorian Housing Commission access was given to the details of the Housing Investigation Survey.

The houses covered by the Housing Investigation Survey do not comprise the whole City, but only the worse portions. They do not include all houses in the streets except in a limited number of cases. The houses studied are mainly in the East and West Wards, where 733 of them have been checked for rate incidence under the two systems. **This is nearly half of the total number of houses in these wards.** In addition there are 89 covered in the Central Ward.

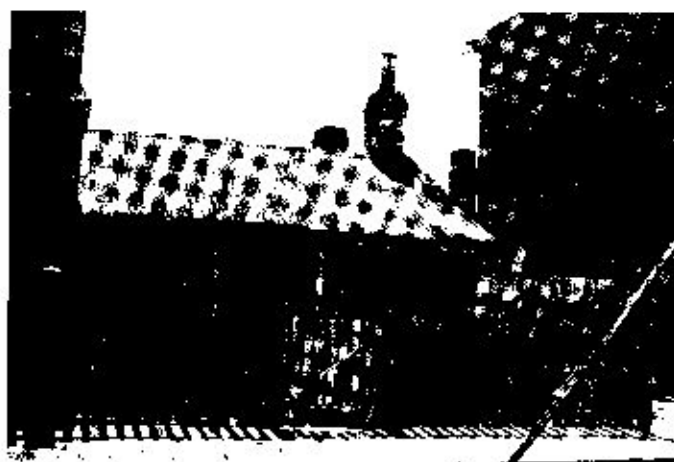
How the Houses Investigated by the Slum Abolition Board would fare under Site-Value Rating.

Classification Given by Slum Abolition Board	Number of Houses		Proportions Per Cent.	
	Carry Higher Rates	Carry Lower Rates	Carry Higher Rates	Carry Lower Rates
V Sound, with amenities, fit for habitation	46	119	% 28	% 72
VX Sound, but needing exten- sive repairs and/or domes- tic amenities	161	269	37	63
X Bad repair, lacking amen- ities, unfit for habitation .	77	79	50	50
XX and XXX — Fit only for demolition	39	37	52	48

These figures are most significant, for they show a fundamental difference between the two alternative rating systems, in their treatment of good and bad properties.

TYPES OF HOUSES MOST BENEFITED BY NETT ANNUAL-VALUE RATING.
Classified by the Slum Abolition Board as Unfit for Human Habitation.

PLATE I



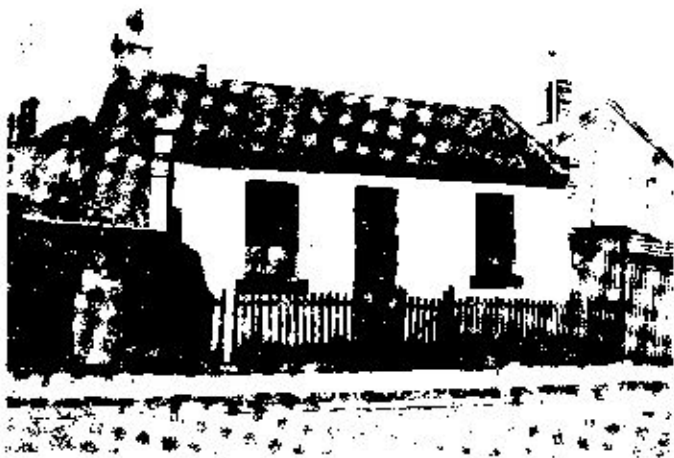
No. 1 No. 139 ARGYLE STREET

Has no bath, wash-house nor light. Walls only 6ft. 6in. high. Small front (18ft.). Age 85 years. Has 3 rooms. N.A.V. Rate, £3/2/6; U.C.V. Rate, £4/4/-



No. 2 No. 72 JOHN STREET

Derelect timber house with 4 rooms, lacking amenities. Frontage, 21ft. Age, 80 years. N.A.V. Rate, £2; U.C.V. Rate, £3/2/-



No. 3 No. 52 ST. DAVID STREET

Has no bath nor wash-house. Age, 80 years. Size, 51ft. x 16ft. 6in. N.A.V. Rate, £2/5/-; U.C.V. Rate, £2/19/6.



No. 4 Nos. 88-90 KERR STREET

Has no bath nor wash-house and lacks other amenities. Has 4 rooms. Age, 90 years. N.A.V. Rate, £2/10/-; U.C.V. Rate, £3/10/-



No. 5 No. 70 KERR STREET

Old bluestone house with 4 rooms. Has no bath nor wash-house. Frontage, 24ft. N.A.V. Rate, £5/5/-; U.C.V. Rate, £5/12/-

N.A.V. means Nett Annual Value of land and buildings.



No. 6 Nos. 90-92-94 ST. DAVID STREET

These have no bath nor wash-house. Age, 100 years. N.A.V. Rate (for three), £9/7/6; U.C.V. Rate, £15/19/-

U.C.V. means Unimproved Capital Value of site alone

TYPES OF HOUSES BENEFITED BY NETT ANNUAL-VALUE RATING.

The Greater the Decrepitude the Greater the Benefit.



No. 7 No. 30 CECIL STREET

Derelict timber house on Cecil Street. Compare height with its neighbor. Twenty years ago was rated on N.A.V. £25. Now rated on N.A.V. £15. N.A.V. Rate, £2/5/-; U.C.V. Rate, 65/15/6.



No. 8 No. 46 ROSE STREET

Derelict house, only 13ft. 3in. front, with carriers' yard alongside with 30ft. front. House has 3 rooms. (On house) N.A.V. Rate, £2; U.C.V. Rate, £3/2/-; (On yard) N.A.V. Rate, £1/2/6; U.C.V. Rate, £7.



No. 9 No. 4 LITTLE CHARLES STREET

Very poor brick and cement house with 4 rooms. No bath nor wash-house. Age, 77 years. Size, 34ft. x 40ft. N.A.V. Rate, £2/10/-; U.C.V. Rate, £3/19/6.



No. 10 No. 184 KERR STREET

Derelict timber house 4 rooms. Age, 87 years. Very low walls. Classed unfit for human habitation by San. Abolition Board. Size, 31ft. 6in. x 88ft. N.A.V. Rate, £2/5/-; U.C.V. Rate, 56/8/-.



No. 11 No. 38 LEICESTER STREET

Very poor timber house, 4 rooms. Compare height with neighbor. Lacks amenities. Closed until for human habitation by San. Abolition Board. Age, 87 years. N.A.V. Rate, £2/10/-; U.C.V. Rate, 15/1/5.



No. 12 No. 67 REID STREET

Derelict timber house, with only 3 rooms, on block 36ft. 6in. x 90ft. Lacks amenities. Rated on N.A.V. £15. N.A.V. Rate, £1/17/5; U.C.V. Rate, 27/8/6.

The two classes of habitable dwellings are penalised by heavier rates under annual value rating. The two slum classes are rewarded by lower rates under annual-value rating.

The site-value rates are at a level which ignores the value of the improvements. There is, therefore, no rating obstacle to improvement, but rather every inducement to put the property into the best earning condition possible.

The overwhelming proportion of the sound properties provided with amenities are seen to be benefited by a change to the site-value rating basis. For those in need of repairs, the proportion which would benefit is less, as might be expected. The proportion gaining reduces as the quality deteriorates, and in the last group, fit only for demolition, the majority would carry rate increases.

To whatever extent a change to site-value rating gives an incentive to improve, it would provide a force working with increasing pressure against the poorest types. The reason why some of the properties in the poorest class would now gain under site-value rating is simply that the general level of improvements for the City is low. As more properties were repaired or rebuilt the average degree of improvement for the City would rise and the pressure on the remaining decadent properties would increase.

Magnitude of the Change in Rates.

It is not only in terms of numbers or proportions of dwellings gaining lower rates in these classes that the effects of the rating system are to be tested. What is almost equally important is the magnitude of the difference in the rates under the two systems.

The houses covered in the Housing Investigation and Slum Abolition Board Report were further classified to find the magnitude of the rate increases and decreases under the two rating systems.

In each of the four classes the average degree of improvement was found for those carrying lower rates under the site-value rating basis. The degree of improvement was also found for those carrying lower rates under annual-value rating. The results are summarised below, together with the percentage difference in the rates under the two systems.

Degree of Improvement and Magnitude of Difference in Rates on Houses Investigated by Slum Abolition Board.

Class of House	Annual-Value Rates Higher		Site-Value Rates Higher	
	Avg. Impvt. Ratio	Higher by	Avg. Impvt. Ratio	Higher by
V	7.1	53%	3.4	36.5%
VX	6.2	34%	3.4	36.5%
X	6.1	32%	3.4	36.5%
XX & XXX	5.5	19%	2.9	60.0%

Improvement ratio is a comparison with vacant land as unity.

It has been seen that in the two classes of houses fit for human habitation the large majority (72% and 63%) would carry lower rates under site-value rating. These are the best of the inspected houses. Conversely, annual-value rating penalises them to the extent of 53 per cent. in the first group and 34 per cent. in the case of the second group.

On the other hand the minority of houses in these two habitable groups would carry increased rates to the extent of

36.5% under site-value rating. This minority is generally composed of the worst quality houses within the class.

So far as these groups are concerned the incidence of annual-value rating is directly opposed to the interests of the city. Site value-rating would not merely benefit **more** owners and tenants in these classes but would benefit those **most deserving** of consideration.

It is in the lost two groups which are unfit for habitation that the diametrically opposite social effects of the rating system are apparent.

In the (X) group the numbers getting rate reductions under the one system are just about balanced by those under the other. The magnitude of the difference is nearly equal also. But even here it is the better ones within the class that benefit on the site-value basis and the worse that are penalised.

The last (XX & XXX) group is fit only for demolition. This is the class of house that the Council wants to get rid of and see replaced by better types.

In this group not only do the majority of houses carry heavier rates under site-value rating, but the magnitude of the increases is considerable in these cases, while the proportionate reduction in rates in the minority of houses receiving them is small. Site-value rating would, therefore, be a strong force working towards improvement of these problem houses.

The Losing Houses Lack Amenities.

A special analysis was made of the internal condition of the 323 houses which were found to carry increased rates under the site-value rating system. The results of this investigation were:

87	Contained no bath	27%	of total number
137	Contained no wash-house . .	42%	" " "
44	Contained no gas stove . .	13%	" " "
125	Had no electric light	38%	" " "

Of those without electric light 58 had gas lamps, but the remaining 67 were only lit by candles or kerosene lamps. Hardly any of the houses in this losing category had kitchen sinks. The age of these houses ranged from an average figure between 75 and 80 years to a few cases over 100 years.

It is evident that a rating system which grants low rates to such anti-social owners of property as these is not conducive to the general well-being. In fact, it is little wonder that there has been no counter to the forces of decay under these conditions.

(12) HOW ANNUAL VALUE RATING FOSTERS SLUMS.

Advocates of site-value rating claim that annual-value rating gives rate reductions to those who allow their properties to decay, while penalising those who keep them in good order.

This claim can be readily tested by comparing the ratable values set on properties in decadent streets at the present time with those set upon them many years ago. This has been done in our survey, comparing the ratable values of 20 years ago (1926-7) with those today.

The results show that the harmful effects of this form of rating in developing slums have been altogether underestimated, even by those who are critical of the system.

Atherton Street, Fleet Street, Hanover Street, Marion Street, Argyle Street, John Street, Young Street, are all poor streets. In them most of the houses have been allowed progressively to decay. In some cases decay has gone so far that the houses have actually been demolished and bare land remains today. The trend in the rating for these streets over the period is shown on next page.

Table Showing Reduction in Ratable Values in Slum Areas with Continued Decay.

Street	No. of Properties	Total Annual Value		Change in Ratable Value
		1926-7	1946-7	
Atherton (Nos. 12 to 28)	8	£206	£161	less £45 (22%)
Little Hanover	3	£90	£55	less £35 (39%)
Marion (Nos. 2 to 54)	24	£654	£346	less £308 (47%)
(Nos. 33 to 45)	6	£148	£10	less £138 (93%)
Argyle (Nos. 99 to 199)	32	£1155	£910	less £245 (21%)
Alma (Nos. 1 to 41)	4	£86	£10	less £76 (88%)
(Nos. 14 to 20)	4	£96	£9	less £87 (90%)
Fitzroy (Nos. 22 to 82)	18	£1436	£1134	less £302 (21%)
Young (Nos. 17 to 65)	12	£565	£440	less £125 (22%)
John (Nos. 3 to 23)	3	£308	£157	less £151 (49%)
(Nos. 2 to 22)	10	£365	£326	less £29 (9%)
Fleet (Deteriorated)	14	£461	£268	less £193 (42%)
(Better)	5	£235	£285	more £50 (21%)

These cases are typical. They demonstrate how pernicious is the principle of annual-value rating in its influence in extending sub-standard conditions. **These substantial decreases in ratable value have meant that other properties have had to make up the loss in revenue. The ones that have had to bear this burden are the comparatively few new or renovated places or those in better condition.**

The streets above in which the very highest proportionate reductions are given are those where decadence has reached its ultimate result with the houses demolished. An example of this is in Nos. 30 to 50 Marion St., which in 1926-7 were occupied by 11 houses of 3 to 5 rooms each. They then had a ratable annual-value of £250. They were then in bad condition and deteriorated further. They have since been demolished and the ratable value of their sites is now £35. For permitting progressive deterioration the owners are now rewarded by charging them rates **less than one-seventh of what they were paying 20 years ago.**

ANNUAL VALUE RATING REWARDS SLUM OWNERS.

Some actual examples of how annual-value rating rewards those who do nothing to arrest decay are appropriate.

No. 90 Kerr Street.

Has no bath, wash-house, gas nor electric light. In 1926-7 was rated at annual value of £33. After 20 years further decay is now rated on £20.

No. 170 Argyle Street.

Galvanised Iron House, 3 rooms, no information on any conveniences. In 1926-7 this was rated on annual value of £25. After 20 years further decay it is rated on only £13.

No. 38 Leicester Street.

Derelict W.B. house with 4 rooms. At 1926-7 had rated value of £25. At 1946-7 has rated value of £20.

No. 30 Cecil Street.

Derelict W.B. house with 3 rooms. At 1926-7 rated on value of £26. It is now rated at £18.

These are illustrations only of what is happening throughout the municipality. They are not exceptional and reductions could be listed in hundreds of cases where decay has gone on. Such cases are essentially bound up with the annual-value rating system which rewards the indolent and negligent owners with rate remissions.

(13) THE RATING SYSTEMS IN THEIR BEARING ON SLUM ABOLITION SCHEMES.

Slums could be abolished either by Governmental or semi-Governmental bodies (such as the Housing Commission) operating upon a comprehensive plan, or by private persons.

Whoever does the work there is no doubt that some master plan is necessary to deal with the "small streets" which have developed in limited areas under the influence of land speculation.

The tendency seems to be to look to governmental agencies to effect the slum clearance, on the grounds that private operators have failed to prevent their development, and that there is no alternative to public action.

It is quite probable that in certain areas the position has gone to such extremes that public action is necessary and desirable, although it is noteworthy that there has been a general reluctance on the part of the past governments to provide the necessary funds for this work.

However, it is evident from this survey that private interests are far less reproachable for the generally decadent conditions



No. 13 No. 114 KING WILLIAM STREET

Ten years ago a poor old stone house was pulled down and replaced with this fine modern home. The old one was rated on N.A.V. of £24. Now one is rated an £80. N.A.V. Rate, £10; U.C.V. Rate, £6/10/-.



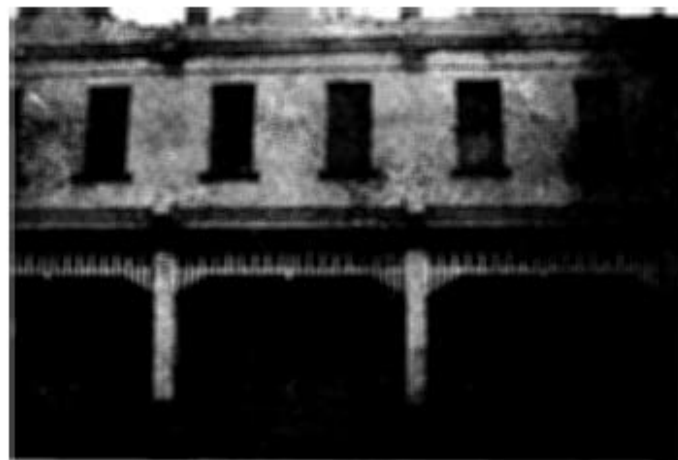
No. 14 No. 88 PARK STREET

An old house similar to its neighbor was modernised. Neighbor is rated on N.A.V. of £40, while improved one (No. 88) is rated on £45. (No. 88) N.A.V. Rate, £5/12/6; U.C.V. Rate, £4/12/2. (No. 90) N.A.V. Rate, £5; U.C.V. Rate, £4/16/1.



No. 15 No. 20 LIVERPOOL STREET

Modernised. Given wide windows and nice front. Now rated on N.A.V. £50 against £35 and £36 for its untreated neighbors. (No. 18) N.A.V. Rate, £4/7/6; U.C.V. Rate, £3/11/2. (No. 20) N.A.V. Rate, £6/5/-; U.C.V. Rate, £3/11/2.



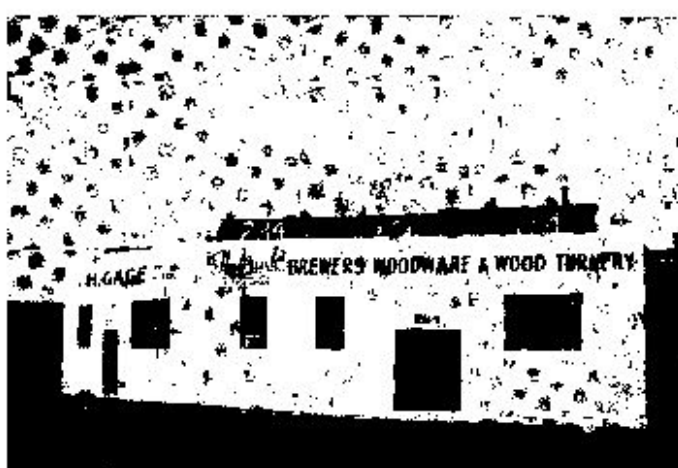
No. 16 Nos. 108-14 SCOTCHMER STREET

Ten years ago these were four old shops. The lower part has been modernised and turned to houses. Before improvement rated on £42. Since improvement rated on £55. N.A.V. Rate, £6/17/6; U.C.V. Rate, £3/17/-.



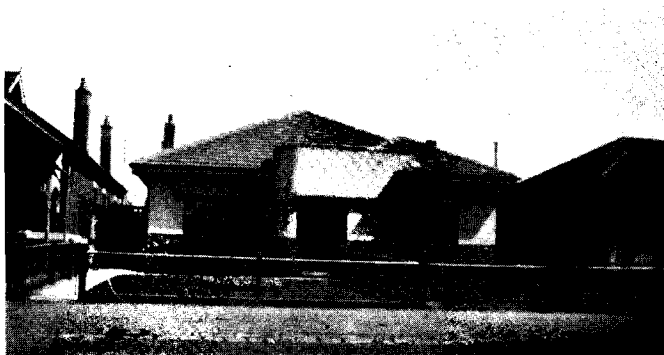
No. 17 No. 284 ST. GEORGE'S ROAD

This site was an eyesore on a main road. It is being replaced with a more modern structure. The original poor building can be seen with the new one rising in front of it.



No. 18 No. 284 ST. GEORGE'S ROAD

Note the improvement compared with opposite, although not yet complete. Revaluation has not yet been made, but the firm will be fined in higher rates for making this improvement.



No. 19 No. 134 and No. 136 MILLER STREET
N.A.V. Rate, £8/15/- and £9/7/6; U.C.V. Rate, £4/18/- and £4/18/-



No. 20 No. 130 MILLER STREET
N.A.V. Rate, £8/2/6; U.C.V. Rate, £8/4/-



No. 21 Nos. 1-15 KING STREET
N.A.V. Rate (each), £8/2/6; U.C.V. Rate, £4/14/6.



No. 22 Nos. 76-78 PARK STREET
N.A.V. Rate (each), £7/10/-; U.C.V. Rate, £5/10/3.

RAE STREET IS RATHER POOR LOOKING — BUT THOSE IMPROVING IT ARE FINED.



No. 23 Nos. 139-143-145 RAE STREET
N.A.V. Rate, £2/5/-, £2/17/6, £2/17/6; U.C.V. Rate, £4/1/6, £3/1/3, £3/1/3.



No. 24 Nos. 177-79-81-83 RAE STREET
N.A.V. Rate, £2/5/- (each); U.C.V. Rate, £3/8/6 (each).



No. 25 No. 319 RAE STREET
N.A.V. Rate, £6/17/6; U.C.V. Rate, £3/10/.
Nos. 321 and 323: N.A.V., £6/17/6, £6/17/6; U.C.V., £4/2/-, £4/2/-.



No. 26 No. 239 and No. 241 RAE STREET
N.A.V. Rate, £6/17/6 and £8/2/6; U.C.V. Rate, £4/4/- and £7/4/-
(See Panel opposite)

SEE PLATE IV OPPOSITE

Photo No. 19

A fine modern brick pair of a type rare in Fitzroy. The frontage is 48ft. for the pair. The two houses are similar, yet one is rated on a value of £75 and the other on £70 although services supplied by the Council are identical. This type of anomaly is very common under annual-value rating.

Photo No. 20

A fine modern home on a 47ft. frontage. It is greatly undervalued, being rated on N.A.V. of £65, whereas its neighbors (photo No. 19) are each rated on a higher figure although inferior to it. Correctly valued it would gain greatly under site-value rating.

Photo No. 21

A street of new houses on the border of Brunswick, the boundary post of which can be seen in the photo. These houses greatly improved the values of near-by properties. Each house has frontage of 25ft. and is rated on N.A.V. £65.

Photo No. 22

A modern brick pair with tiled roof. Each house is now rated on a N.A.V. of £60. Before these homes were built the sites were vacant land each rated on a N.A.V. of £10. The Council services offered then were as now. A commendable act of improvement has been attended with a sixfold increase in rates.

Photo No. 23

Three very poor type timber houses typical of many which disfigure the City. These poor properties are almost invariably owned by absentees who have no personal interest in the City or its people.

Photo No. 24

A terrace of four very poor timber houses with galvanized iron roofs. Each house has only three rooms and is in poor condition. The terrace is owned by an estate as are many of the problem houses in the City. Notwithstanding the very small frontages (14 feet) these houses would carry substantially increased rates on the site-value basis.

Photo No. 25

A good type single house and a fine modern brick pair. Houses of this type replacing the derelict ones could transform the City. But such houses are penalised by annual-value rating.

Photo No. 26

A very good house on small frontage (18ft.) and a very good one on a relatively large frontage (34ft.). Both are most desirable, but are penalised by annual-value rating.

in these areas than has been thought. In its adherence to a system of rating which bonuses the most anti-social owners and penalises those doing something to improve the district, the municipality must accept a large measure of responsibility.

In fact, there have been a number of private activities in Fitzroy which have come to our attention and which have all the characteristics of slum clearance schemes. Some of these have been modernisations of old premises, in some cases, the building of new modern houses in the midst of poor areas.

In a very few cases there has been comprehensive building of a large number of dwellings analogous to the operations of a body such as the Housing Commission.

These cases have been rare. So rare that they make little impression in the totality of the deteriorated houses. But they are evidence of forces for improvement which might be stepped up in frequency by the right stimulus.

It is important to see how the rating system has treated these desirable operations.

(a) Old Houses Demolished and Replaced With New.

King William Street is in the West Ward. On the whole it has gone down in quality. In 1936-7 the site of No. 114 was occupied by an old stone house rated at an annual value of £24. It has since been pulled down and replaced with a splendid modern tiled brick home. This act improved the properties of all its neighbours. It was penalised by increasing the ratable value to £80. The neighbouring property (No. 116) has still the same rating of £25 which it had in 1936-7, so that the penalty in the case of No. 114 was simply due to the improvement. (See photo No. 13.)

Consider what this extra charge has meant in the cost of the house. As the building was new, we can assume that the capital value is about 20 times the annual value. This figure is £1600, but the value of the land itself is £224, so that the cost of making the new house was about £1376. The extra rates payable on this increased valuation, as compared with those payable on the demolished house, amount to £7 per annum. This means that without any increased rent return for his outlay in the improvements, the owner needs to charge an extra 2/9 weekly to the tenant solely due to the Fitzroy Council's adherence to annual-value rating. As the Metropolitan Board of Works uses the same valuation as a base for its rates this involves a further 1/10 weekly to cover the Board's rates. The total is an increased rent of 4/7 **purely and simply due to the rating system used.** With the necessary additional rent that must be charged by the builder to cover his outlay on the improvements, the total figure that would have to be charged is more than tenants in this area would be able or willing to pay.

When it is realised that but for the Council and Metropolitan Board rating system the rental charged to tenants for this type of property could be 4/9 per week less and still leave the owner the same net return as at present, new light is thrown on the situation. Such a reduction would bring many lower income groups to afford such houses and would make it economic for private enterprise to make an effective contribution to the solution of the slum problems.

(b) Old Houses Modernised.

No. 20 Liverpool Street is an old house of the same frontage as its neighbours. Twenty years ago it was in worse condition than those on either side of it which were rated at annual values of £55 and £50 respectively, while it was then rated at only £34. Since then conditions have altered. Its neighbours continued to deteriorate and their ratings have been reduced down to £35 and £36 respectively. (See photo No. 15.)

No. 20, however, has been modernised. The narrow style windows have been replaced by wide windows giving better light access. A brick fence and neat gate have been provided. The dark bricks have been cement rendered to give a light and pleasant appearance. But all this commendable effort has been rewarded by increasing the rates by 50%, the ratable value now being set at £50.

This house is on a 17ft. 6in. frontage. It is similar to over a thousand Fitzroy homes. Such treatment, if it became general,

would in itself transform the appearance of the municipality. Such action is most commendable, but the whole psychology of the rating system is set against improvement. **The Council is in the very worst position possible to ask for improvement. It holds the constant shadow of a threat of increased rates against those who improve.**

(c) Multiple Unit Housing Schemes.

There are two splendid examples of large-scale building projects within Fitzroy, the extension of which would transform the city. They both involve multiple unit flats.

It is usually taken for granted that any general slum reclamation schemes undertaken would have to be of the form of multiple unit flats to be economic in these areas, due to the high price of land.

"Cairo" Flats.

The first of these two examples is that of "Cairo Flats" in Nicholson St., nearly opposite the Exhibition. The price of land here is relatively high.

"Cairo Flats" is a splendid block of 37 flats and a cafe. It has all modern amenities and garages. There are three wings of two storeys each, with excellent light access to each flat. The whole block is set in gardens and lawns. These flats are incomparably better than the neighbouring old types of properties and are a type of multiple unit planning scheme which could be expected to be widely used in any comprehensive slum reclamation project. They provide safe playing areas for children instead of the Street. (See photos Nos. 35 and 36.)

The dimensions of the site are 131 feet by 196 feet. Twenty years ago the site was occupied by a single old house of 14 rooms. It was then rated on an annual value of £225.

With the building of the Cairo flats the annual rating was increased eightfold to £1845. This increase is not attended with additional municipal services other than garbage removal and acts as a penalty for most commendable initiative. The magnitude of the impost strongly affects the economics of such a scheme.

The total capital improved value would be about £36,900. The land value is £4,192, so that the expenditure in the buildings would be about £32,700. As compared with the rates payable before building these flats, there has been an increase of £202 due to the Fitzroy Council's annual-value rate, and of a further £135 for the M.&M.B. Works, making a total annual increase of £337 due to the rating system alone.

Thus, this scheme has been loaded with annual charges equivalent to an increase in its capital cost by £6740. Or, looked at from the tenants' angle, the annual-value rating system has directly increased the rental of these flat units by an average of 3/6 per week above what the owner would have otherwise needed to charge.

This increase would apply equally to a Housing Commission project as to a private operator. The economic rent would be increased by this amount over what would be needed but for the annual-value rating basis.

It is evident that the rating system has had and will continue to have a very strong influence upon the existence of slums.

Pilkington Street Black.

The block bounded by St. George's Road, Barkly, Pilkington and Holden Streets is an excellent example of the best type of development scheme. Until less than 10 years ago this area was vacant land except for three shops, Nos. 363, 365 and 367, in St. George's Road. The vacant land was owned by the Metropolitan Tramways Board and was rated on an annual value of £30.

This block has now been turned into a model building project which would have few superiors in any other cities and is unique in Fitzroy. With the exception of one site still vacant, the whole of St. George's Road frontage has had first-class modern shops erected upon it, some with dwellings above, all of the most pleasing design. In Barkly Street there are two pairs

SEE PLATE V OPPOSITE

Photo No. 27

A derelict galvanized iron house of 3 rooms. Lacking in amenities. Size, 29ft. x 40ft. Now rated on N.A.V. of £15. Twenty years ago this was rated on N.A.V. of £25 so that continued deterioration has been rewarded by substantial rate reductions.

Photo No. 28

Derelict galvanized iron house of 3 rooms, lacking in amenities. Size, 39ft. 6ins. x 40ft. Twenty years ago this was rated on N.A.V. of £25. With progressive deterioration the rates have been progressively reduced. It is now rated on a N.A.V. of only £13.

Photo No. 29

These holdings are of two types. In the distance is a terrace of three two-storey houses with a total frontage of 55ft. In the foreground is vacant land where other houses have been demolished. The frontage of this vacant land is 88ft., and it forms an eyesore. Under site value rating a small reduction in rates would be gained on the houses but a large increase on the vacant land.

Photo No. 30

Derelict bluestone houses (3) and shop with a total frontage of 217ft. to Johnston Street. Twenty years ago these buildings were rated on a total N.A.V. of £136. As deterioration continued the rates have been reduced and are now based on a N.A.V. of £116 in all. Such a policy fosters the growth of slums.

Photo No. 31

Ten years ago the site of this nice house was occupied by a poor iron workshop rated on N.A.V. £30. The poor forge above was then rated on N.A.V. £25. The new house is rated on £52 N.A.V. while the rating on the derelict forge has been reduced to N.A.V. £20. The new house greatly improved this poor section. It is a good example of what can be done to improve small frontages (16ft.).

Photo No. 32

A very nice modern home on 23ft. frontage. The new house site was part of vacant land held by its neighbor. Such houses are all too rare in this city. Comparison of the rates opposite shows it has been heavily penalized.

Photo No. 33

Ten years ago the site of this modern pair was a poor G. I. stable rated on N.A.V. £20. It is now rated on N.A.V. £120 (a ten-fold increase). The street is one of the poorest on the whole and commendable improvement is discouraged.

Photo No. 34

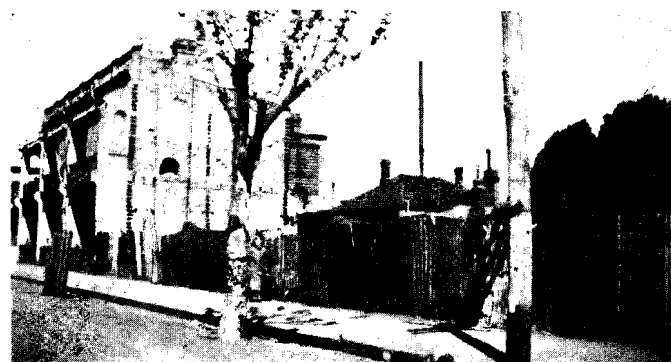
In 1936 was rated on N.A.V. of £40. It has since been remodelled and its ratable value increased to N.A.V. £50. The services offered since the improvement are the same as before it.



No. 27 No. 174 ARGYLE STREET
N.A.V. Rate, £1/17/6; U.C.V. Rate, £4/4/6.



No. 28 No. 170 ARGYLE STREET
N.A.V. Rate, £1/12/6; U.C.V. Rate, £5/15/-.



No. 29 Nos. 371-5 GORE STREET Nos. 377-387
N.A.V. Rates, £11/15/- £2/10/-
U.C.V. Rates, £10/13/6 £17/19/4



No. 30 Nos. 191-203 JOHNSTON STREET
N.A.V. Rates, £14/10/-; U.C.V. Rate, £47/12/7.

COMMENDABLE ACTS OF IMPROVEMENT PENALISED BY INCREASED RATES. (See panel opposite for text.)



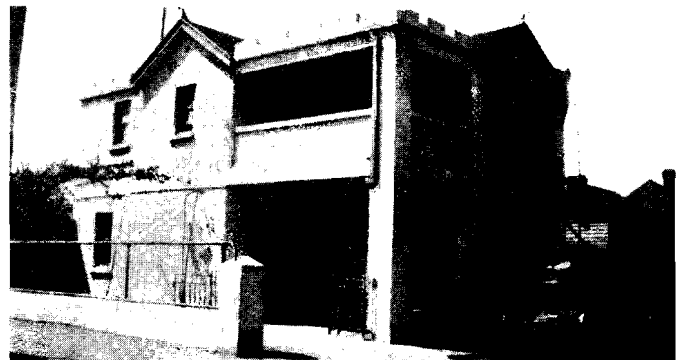
No. 31 No. 320 RAE STREET (Forge) No. 318 (House)
N.A.V. Rate, £2/10/- £6/10/-
U.C.V. Rate, £3/10/- £3/17/6



No. 32 No. 328 RAE STREET No. 324 No. 322
N.A.V. £5, U.C.V. £4/2/- £8/15/- & £4/14/- £6/5/- & £7
Old House (20ft.) New House (23ft.) Old House (30ft.)



No. 33 28-30 SALISBURY STREET
Replacing a poor G.I. Stable. N.A.V. Rate, £15; U.C.V. Rate, £4/15/8



No. 34 No. 7 CECIL STREET
An old house remodelled. N.A.V. Rate, £6/5/-; U.C.V. Rate, £5/17/-.

SOME RECENTLY BUILT MULTIPLE UNIT HOUSES.

PLATE VI



No. 35



No. 36

"CAIRO" FLATS, NICHOLSON STREET

Two views of "Cairo" Flats, a very good type of multiple unit dwelling project, the extension of which would transform the appearance of the City. Set in extensive and well-kept lawns and gardens, the flats front to Nicholson Street. There are 37 flats and a cafe. Size of site is 131ft. x 196ft. Twenty years ago this site was occupied by a single old house of 14 rooms with rateable value of £225. It is now rated on a N.A.V. of £1,845, paying rates of £231. The U.C.V. rates would be £122.



and two individual homes. In Pilkington Street there are three blocks of flats of 2, 4 and 3 units respectively and one single house. The flats are of the very best modern type.

In all there are 13 shop sites and 17 dwelling assessments in the area previously vacant. This area is now unrecognisable as part of Fitzroy, being more like a section of the best parts of Camberwell or Kew. (See photos Nos. 39 to 42.)

The whole block bounded by the four streets named had a rated annual value of £240 in 1936 before the transformation occurred. Of this the three existing shops had an annual value of £210 and the very large area of vacant land was only rated at £30. Since the area has been built it is rated at £2,527, which is more than 10 times as much. This is a heavy penalty for what is almost the only large-scale attempt to improve the City over the last 20 years.

The Council rates on these valuations are now £316 as compared with £30 prior to the improvement. Board of Works rates have been increased from £20 up to £210.

Had site-value rating been in force the Council would also have gained increased revenue from this block on a more moderate scale. With the subdivision and transformation of the section land values have risen from the unsubdivided figure of £5 per foot in 1936 to about £15 on the St. George's Road frontage.

The unimproved site-value of the whole block is now £8,614 and the site-value rates upon it would be £250. The Council would, therefore, have received quite a large increase in revenue from the increase in site values. It could expect to reap increased revenue on this basis wherever such large improvement schemes were undertaken, as values in Fitzroy decadent areas have been depreciated much below those in similarly situated areas of better standing.

It may be noted that the two shops existing in this block in 1926 were then rated at a combined annual value of £340. By 1936 their rating had fallen to £180 and by 1946 it had been further reduced to £107 as depreciation proceeded.

(14) Conclusion on Housing.

From these investigations the conclusion is inescapable that annual-value rating works directly towards the production and extension of slums. It penalises with higher rates those properties which are kept in better repair than the average. Those which deteriorate are rewarded with rate reductions. It takes from the owners who have shown some initiative and desire to improve some of their financial ability to make further improvement. In effect, it gives a bonus in reduced rates to those owners who have shown least interest in the condition of the property, of their tenants living conditions, or of the serious effect of the deterioration upon the value of their neighbours' assets.

PART IV

THE EFFECTS UPON VACANT LOTS AND INFERIOR BUILDINGS.

(15) VACANT LOTS IN FITZROY.

Vacant lots are the single class of property which invariably pay more in rates under site-value rating than under annual-value. They are, therefore, an important source of the rate reductions obtainable by the houses.

With inner industrial cities, where there are fewer vacant lots than in outer suburbs, there is a tendency to think of site-value rating as less effective than in the latter, simply because of the fewness of the vacant lots. This probably accounts for the fact that site-value rating has not been introduced in the inner areas.

This surface viewpoint has overlooked the fact that in inner areas such as Fitzroy, although the number of these lots is less, they would pay several times as much as they would pay in outer areas. In Fitzroy, vacant lots would pay under site-value rating 4.65 times as much as they would pay under annual-value rating. In an outer suburb, vacant lots pay little more than double the annual-value rate upon a change to the site-value basis.

Another fact that is overlooked is the large number of "near vacant" properties which are only nominally improved. These embrace such properties as stables, sheds, etc., which are in many cases practically vacant. To this should be added the fact that the large number of slum dwellings are, in themselves, very little more improved than vacant lots.

There are 152 assessments of vacant land in Fitzroy. Some are quite extensive in area. Under annual-value rating they have been contributing to municipal revenue a mere £325 between them. Under site-value rating they would contribute £1,614, an increase of £1,289. Some of these lots are owned by industrial firms for future expansion. Some are owned by investment companies. A considerable number are held by executors of deceased persons' estates.

Comparatively few in number, these lots present some of the major obstacles to the improvement of the City. Some are used as builders' and carriers' yards, which in themselves are unsightly. Some are bottle-yards and auto-wreckers' yards, which are far from ornamental. Some are merely hidden from view by hoardings.

Many of these lots are in the most valuable parts of the City, quite frequently on valuable corner sites. The fact that owners have been able to hold them vacant for so long seems only explicable in the light of the nominal amounts of the rates under annual-value rating.

The existence of these vacant lots in what has been regarded as a fully built city cannot be a temporary condition after the demolition of old buildings. **Most of these lots have been in their present condition for very many years prior to the war.**

A high proportion of these lots have never been built on at all. An analysis was made in the Central Ward, which is, perhaps, the most decadent. It was found by reference to the rate-books of 40 years ago that 20 of the 43 vacant lots in this ward were vacant then. In the West Ward the proportion was only slightly less, being 13 of the 32.

An outstanding example of this is the vacant lot on the corner of Smith and Gertrude Streets. This lot is one of the best sites in the city. It is hidden from view by a hoarding with advertisements. Forty years ago this block was in its present condition, occupied by a shed of negligible value and a hoarding. It is owned by the Matthew Cole Estate and carries an annual value rating of £45, contributing rates of £5/12/6, which is less than now exacted from average quality houses. Under site-value rating this lot would pay a rate of £19 yearly. It seems unlikely that the estate could then afford to retain it in its present unproductive condition. (See photo No. 43.)

Ownership of Vacant Lots.

An analysis has been made of the ownership of the vacant lots in the East, West and Central Wards. These are the older wards, in which the presence of vacant lots is most anomalous. Of 114 vacant assessments in these wards it was found ownership was distributed as follows:—

Owned by Estates and Trusts	26
Owned by Industrial Firms	30
Owned by Absentee Individuals	29
Owned by Local Individuals	29

(16) STABLING AND SHEDS.

Hardly more improved than the vacant lots were the stables and sheds, with a very few exceptions. Of 72 such assessments only five were found to benefit under site-value rating to an aggregate amount of £5. The other 67 would carry rates increased from the present total of £210 up to £616. This is an increase of £406, the site-value rates being nearly three times as great as the annual-value rates.

The vacant lots and the sheds and stables between them would contribute £1,690 more in rates under the site-value rating basis than under annual-value. This would mean corresponding reductions to other groups of well-improved properties.

(17) SOME LARGE ESTATES WITH INFERIOR IMPROVEMENTS.

Many of the most decadent or inadequately developed Fitzroy properties are in estates. Some of these estates comprise a large number of properties, frequently in large blocks.

An examination has been made to see whether a rating change would be likely to stimulate development of these holdings. Some of these estates are considered below.

The Fitzroy Town Hall is a beautiful structure. It is surrounded on all sides with decay and ugliness. For this two estates are largely responsible. Directly opposite the Town Hall, in Napier Street, is a terrace of decadent two-storey houses, owned by the Catherine Foley Estate. Some of these houses have no electric light and their appearance is not in keeping with the municipal offices. (See photos Nos. 49 to 54.)

The Stone Estate.

Facing the south side of the Town Hall is a timber yard, forming part of the John Stone Estate. This estate is most extensive and ties up in a very inferior condition land which could be put to excellent use industrially or for rehousing projects.

The holdings of this estate are especially valuable, because they cover almost four complete blocks of the City, bounded by Young Street, Condell Street, George Street and Webb Street, with cross-streets between. Being in single ownership they would allow full scope for planning in their development. There are 16 separate assessments in the whole. Some are vacant land used for timber storage, others are poor quality houses.

Both of these estates would contribute substantially increased rates under site-value rating. The Stone Estate is now rated on an annual value of £1,414; its site-value is £14,963. Its present rates are £176, which would be increased to £436 under site-value rating. This increase is substantial and would make the executors more ready to seek a better economic use for the sites.

If the higher rates on these inferior buildings induce better development the City would gain both additional rates more in line with the cost of road maintenance and other services rendered, and at the same time would secure improvement of one of its worst areas. This in turn would improve the value of other properties in the vicinity and make others more willing to improve. If better use was not induced at least the City would gain a fairer rate contribution from the estate.

Catherine Foley Estate.

This estate comprises 21 assessments, some in good condition, others very inferior. The overall position would mean an increase under site-value rating from the present £78 up to £88.

Of the 21 assessments 12 are houses in relatively good condition and these would secure rate reductions from £50 under annual-value down to £39 under site-value rating, a reduction of £11.

The other nine assessments comprise seven poor houses and two vacant lots. On these the rate increase would be from £28 under annual-value to £49, an increase of £21. This is an increase of 75 per cent., which would be a substantial inducement to improvement of the poor holdings.

T. R. Faulkner Estate.

This estate is one of the most extensive in Fitzroy. It comprises 50 assessments in the East and Central Wards. Some of the properties are in reasonably good condition and would benefit in reduced rates. Others are deplorable and among the worst slum properties in the City. (See photos Nos. 27 to 30.)

The numbers are equally balanced. There are 25 houses in reasonably good condition which would carry lower rates with a change. Under annual-value rating their contribution is £105 between them, which would reduce down to £89 under site-value rating, a reduction of £16.

The other 25 are very poor. Of them two are actually vacant land of considerable extent, six are very old bluestone or galvanised iron houses of the worst type, the remainder are some-

what better. This group only pays £78 in all under annual-value rating. It would contribute £159 under the site-value basis. The increase of £81 on £78 is equal to 104 per cent.

Terence Smith Estate.

This estate comprises 33 assessments in the West and East Wards. Some are well improved, others are inadequately improved. Of the total number, 16 are in the well improved class and would gain rate reductions with a change. The other 17 are poorly improved and would carry rate increases.

The 16 in reasonable condition would have their rates reduced from the present £67 down to £53 being a reduction of £14.

The 17 inadequately improved properties would carry rates increased from the present total of £96 up to £152 under site-value rating. The increase is £56 or 58 per cent.

The overall result would be a nett increase of £42.

A. H. Gonge Estate.

This estate comprises 33 assessments in the East and Central Wards. They vary greatly in quality between them. This estate differs from most in having shown some desire to rebuild recently. In George Street it has demolished decadent houses and built a block of four modern flats. (See photo No. 38.)

Of the 33 assessments, 24 are above the average degree of improvement and would gain rate savings with a change. The other nine are inferior properties which would carry rate increases, one being a vacant holding.

The 24 improved holdings would secure rate reductions from the present £161 down to £102, a reduction of £59. Of this the modern block of flats would secure a reduction from £36 down to £14.

The nine poorly developed holdings would carry increases from the present £32 up to £50.

These examples cover some of the largest of the many estates owning Fitzroy property. In each case the vital factor working for improvement would be the increased rates payable upon the **poorest** holdings. As shown elsewhere in this study, the proportion of their total holdings which are in the poorly developed group is greater for estates than for individuals.

Estate-Owned Properties Overall.

A complete analysis was made of the rate incidence on all estate-owned properties in the two oldest wards to see how their rate contributions compared under the two systems.

In the East Ward it was found that there were 82 separate estates. Of these, 27 with 100 assessments between them would receive rate-reductions totalling £162/8/5 under site-value rating. The other 55 estates (with a total of 201 assessments), would carry increased rates totalling £997/14/8 under site-value rating.

In the West Ward it was found that there were 62 estates, of which 25 (having a total of 72 assessments) would receive rate reductions totalling £122/16/8 under site-value rating. The other 37 estates (with 127 assessments) would carry rate-increases totalling £616/14/5.

These are the two wards in which blighted and slum areas are most extensive and a high proportion of the poor properties are held in estates. It is significant, therefore, that the 92 poorly improved estates in these two wards would carry rate increases amounting to £1,614/9/1 under site-value rating with corresponding reductions on more deserving owners.

Similar analysis was made for the other three wards. In them it was found that estates were about evenly divided in numbers and in the rate-changes involved. The better-improved estates would get rate-reductions at the expense of the poorly-improved estates under site-value rating. The rate incidence would thus work to encourage executors to put the properties into better earning conditions.

The results of this analysis are summarized in the table on next page.

UNRECOGNISABLE AS PART OF FITZROY

PLATE VII

This Block in Barkly and Pilkington Streets is unique in Fitzroy. Such Properties are penalised by Nett Annual-Value Rating.



No. 39

Nos. 200 and 198 BARKLY STREET

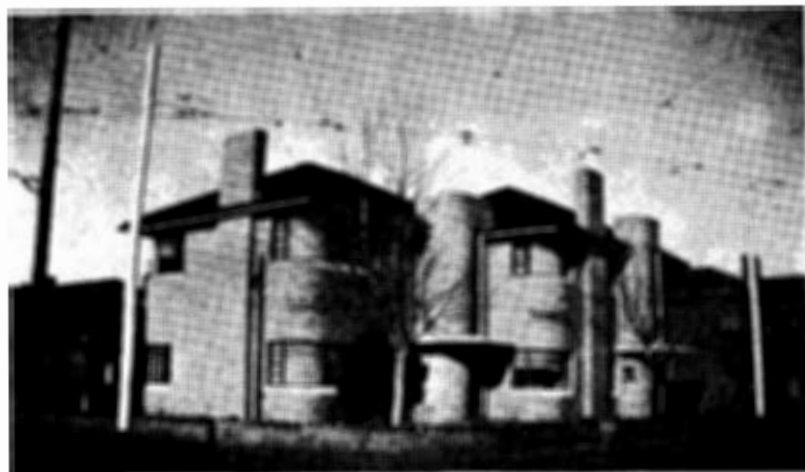
Two fine modern individual homes, 30ft. fronts.
No. 200: N.A.V. Rate, £9/7/6; U.C.V. Rate, £8/15/-
No. 198: N.A.V. Rate, £10; U.C.V. Rate, £7/17/6.



No. 40

Nos. 196 and 194 BARKLY STREET

A fine modern pair of dwellings each 30ft. front.
No. 196: N.A.V. Rate, £10; U.C.V. Rate, £7/17/6.
No. 194: N.A.V. Rate, £10; U.C.V. Rate, £7/17/6.





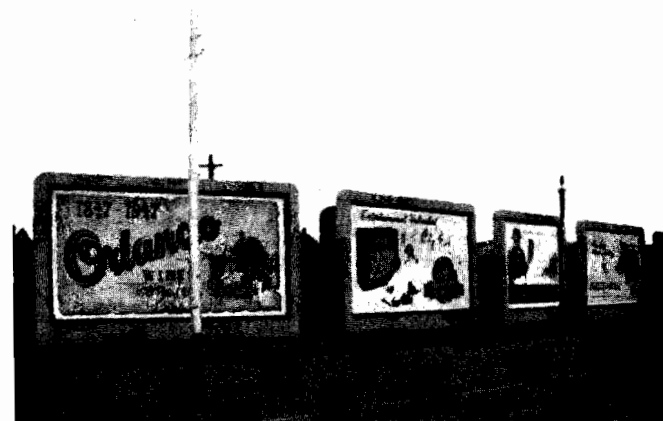
No. 43 Cor. SMITH and GERTRUDE STREETS
Very valuable site owned by Matthew Cole Estate, vacant, 40 years old.
N.A.V. Rate, £5/12/6; U.C.V. Rate, £18/19/-.



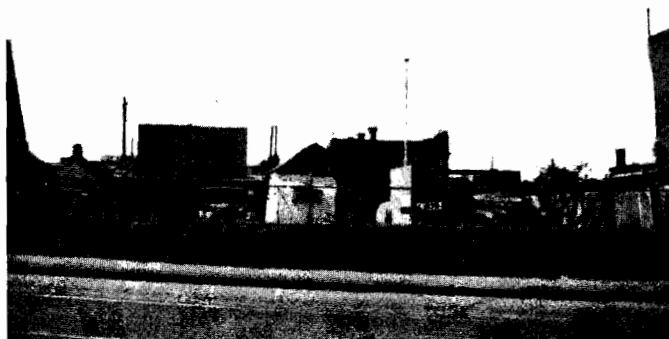
No. 44 Cor. NICHOLSON and HENRY STREETS
G.I. Shed and Land— Bottle Yard—
Size, 35ft. x 140ft. 77ft. x 140ft.
N.A.V. Rate, £5 £12/10/-
U.C.V. Rate, £20/8/4 £35/16/4



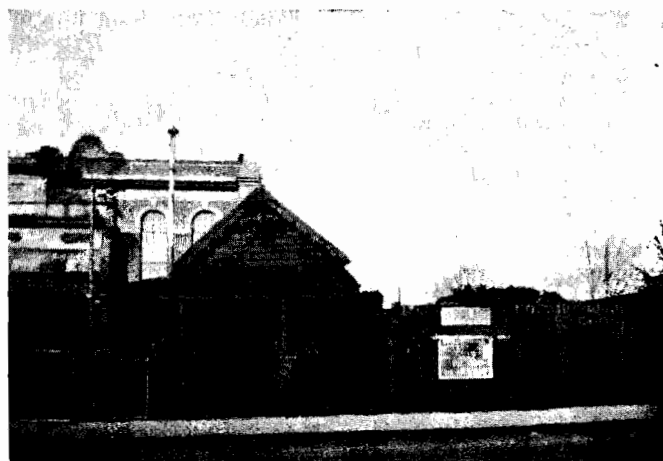
No. 45 Cor. NICHOLSON and JOHNSTON STREETS
Very valuable corner site, 84ft. x 90ft.
N.A.V. Rate, £9/15/-; U.C.V. Rate, £49/5/1.



No. 46 ST. GEORGE'S ROAD
Valuable corner site, as junk yard. Triangular shape, 204ft. frontage.
N.A.V. Rate, £10/12/6; U.C.V. Rate, £33/5/-.



No. 47 Nos. 254-6 ST. GEORGE'S ROAD
Valuable site used to display second-hand cars. Frontage 60ft.
N.A.V. Rate, £3/5/-; U.C.V. Rate, £17/10/-.



No. 48 No. 62a HOLDEN STREET
Derelict House (18ft.) and Woodyard (72ft.)
N.A.V. Rate, £2/5/- £6/5/-
U.C.V. Rate, £4/4/- £21

N.A.V. means Nett Annual Value.

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

How Estate-Owned Properties Would Fare.

Quality of Property and Ward	Number of Assessments	Rates Under		Change in Rates
		Annual Value	Site Value	
Mainly Well-Improved :				
27 Estates in East Ward ..	100	£643 17 6	£481 9 1	£162 8 5 less
25 Estates in West Ward ..	72	532 17 6	410 0 10	122 16 8 "
55 Estates in Central Ward ..	175	980 0 0	772 14 5	207 5 7 "
47 Estates in Clifton Ward ..	82	488 15 0	364 11 6	124 3 6 "
64 Estates in North Ward ..	116	607 0 0	467 5 1	139 14 11 "
218 Estates in Whole City ..	545	3,252 10 0	2,496 0 11	756 9 1 "
Mainly Poorly-Improved :				
55 Estates in East Ward ..	201	1,426 5 6	2,424 0 2	997 14 8 more
37 Estates in West Ward ..	127	917 15 0	1,534 9 5	616 14 5 "
45 Estates in Central Ward ..	115	520 7 6	713 1 3	192 13 9 "
55 Estates in Clifton Ward ..	81	557 12 6	763 13 8	206 1 2 "
58 Estates in North Ward ..	78	364 10 0	506 3 2	142 13 2 "
250 Estates in Whole City ..	602	£3,786 10 6	£5,941 7 8	£2,155 17 2 "

(18) FORCING DEVELOPMENT OF NEGLECTED PROPERTIES.

Many people think of site-value rating as solely a penal device to make holders of vacant or poorly developed holdings pay more and induce them to either develop their properties or, if they are unable, let others do so.

In principle, however, this is not its main claim. Whatever penal effect it has arises simply from the inequities of the annual-value rating system.

Site-value rating simply levies upon a value which is essentially created and maintained by the community at large which is not due to individual efforts as the improvements are.

The site-value rate is thus based upon the potential earning power of the site without consideration of whether the owner is developing it or not. It may be considered as the natural level of rating, since it exacts payment for public purposes in proportion to values created by public effort.

Any penal effect on undeveloped property on changing from an annual-value basis to the site-value basis is simply due to the fact that the annual-value basis has been letting off the holders of under-developed property with less than their fair share of rates, while penalising those who do develop by charging them more than their fair share to make up for the rates avoided. Site-value rating is therefore a return to an equitable distribution.

However, those who have been escaping with nominal rates upon their neglected holdings certainly would find the increases powerful enough to stimulate them to put their properties into better condition.

One important point emerging from this study is the observation that site-value rating becomes more effective as an agent to induce improvement in the inner industrial areas than in the outer suburbs. This is because, in the outer areas, the proportion of vacant land is high and so the average degree of improvement is low. In the outer suburbs a change to site-value rating will mean little more than a doubling of the annual-rate upon vacant land. But as an area becomes built up (as in inner industrial areas such as Fitzroy) the average degree of improvement rises, since the proportion of vacant lots is low. This means that as the vacant and near vacant lots become fewer in number, the pressure on them to improve becomes greater.

PART V

EFFECTS ON THE SHOPPING AND BUSINESS AREAS.

(19) GENERAL INFORMATION ON THE SHOPPING CENTRES.

Fitzroy has a number of long streets devoted to business and shopping interests. The main shopping centre is Smith Street, one side of which is in Collingwood while the other is in Fitzroy.

This centre has been well known for decades as the home of a few very large and important furniture and warehouse firms. It has attracted custom from many other more distant cities. In it land values are relatively high for the district, being commonly £50 per foot.

Other shopping streets, in which the business is largely retail, are Gertrude and Johnston and Brunswick Streets, in the older part of the City. Newer centres are in Queen's Parade, St. George's Road, Nicholson Street, Best Street and Scotchmer Street in the North Fitzroy portion. The Queen's Parade centre has built up as a strong competitor to Smith Street with later development. Here values are around £30 per foot. In Gertrude Street they are more commonly £20 per foot and in parts of Brunswick Street and Johnston Street nearer £15 per foot. Those values reflect the differences in earning value in the streets.

Apart from Smith Street, which has been mainly modernised, the quality of the shopping premises presents a very mixed aspect. Some are of modern type, but many are very old, decadent and repulsive properties.

(20) HOW THE VARIOUS CENTRES WOULD FARE.

In a previous section it was stated that the numbers of shops which would carry lower rates under site-value rating were just about balanced by the number which would carry rate increases. The numbers were 555 which would carry lower rates and 538 which would carry rate increases.

Although the numbers are about balanced their distribution varies among the various shopping centres. The numbers for the various streets are set out in Table No. 2 of the Appendix with the extent of the rate changes.

It is seen that most of the Smith Street shops carry higher rates under the site-value basis than under annual-value. On the other hand the substantial majority of shops outside this centre would carry lower rates under the site-value basis. Smith Street sites would carry increases of £934 more under the site-value basis.

On the other hand in the majority of cases shops outside Smith Street would carry reductions in rates, the total of which would exceed the increases carried by the minority. In these other centres the gains of the majority group are directly at the expense of the minority group of site owners. It remains to be seen which is the more worthy of the two groups.

As Smith Street is the main shopping centre and most properties carry increased rates a special investigation is made in this study of its ability to carry the increases. Details are also given for each site in this centre in the Appendix, Table No. 3.

(21) GOOD SHOPS GAIN AND POOR QUALITY LOSE.

It is not sufficient to consider merely the numbers of properties which get rate reductions or increases. It is obvious that between any two systems some will get increases and others decreases. The vital point to consider is the type and condition of the business properties benefited by each system.

During the field study, the business properties had been classified according to whether they were of modern type or of obsolescent type. So far as shopping properties were concerned, this usually meant that those with metal window frames and tiled fronts were classed as modern while those with wood frames were classed as old type.

The results of this analysis as to how site-value rating would treat business premises according to type are given in the table below covering the main shopping centres. In this case the numbers do not exactly agree with those of the previous table, as they include other business premises besides shops.

How Business Premises Would Fare Under Site-Value Rating According to the Type of Premises.

Street	Modern Type Fronts		Obsolete Type Fronts	
	Carry Reductions	Carry Increases	Carry Reductions	Carry Increases
Smith Street	17	89	1	16
Gertrude Street . .	67	24	22	36
Brunswick Street . .				
West Ward . .	47	34	34	68
Central Ward . .	42	30	42	41
Johnston Street . .	47	9	21	22
Queen's Parade . .	13	22	7	16
St. George's Road and Best Street . .	64	13	14	30
Total other than Smith Street . .	280	132	140	213

The results of this analysis are most significant. They show that (except in Smith Street, which is the subject of special treatment) the modern type shop and business properties getting rate reductions under the site-value basis outnumber those with increases by over two to one. On the other hand, the obsolete properties carrying increases outnumber those with reductions by nearly two to one.

This means that owners of the better quality shops are being penalised by higher rates under annual-value rating while those with the worst shops, which are dragging down the whole area as a business centre, are being favoured with less than their fair share of the rate burden.

This broad division is rough but effective. Quality investigation could be pushed further, for there are great varieties within the types classed as modern. It is found that many of those in the losing group among the "modern" fronts are in poor condition.

As a broad general principle this inquiry has established that (outside of Smith Street) the business properties which would get rate reductions under site-value rating are those in the best type and condition most conducive to continued prosperity for the shopping community. Those which carry rate increases under that system are the most decadent and inferior properties.

(22) WHERE THE POOR SHOPS ARE LOCATED.

This description may be checked readily by general observation. In Brunswick Street, in the West and Central Wards, mere inspection will show that the buildings on the West side are, on the whole, very much better than those on the East side. There are whole stretches on the East side which are in the highest degree of dilapidation and decadence. (See photos 67 to 69.)

It is significant that on this eastern side in the West Ward there are only 25 of the properties that would carry lower rates, as against 55 that would carry increases. On the other hand, on the western side, which has a preponderance of better properties, 56 would carry lower rates compared with 44 with increases.

Similarly, in the part which is in the Central Ward, on the poorer eastern side, 31 would carry rate increases to 19 with reductions. On the better type western side, however, 65 would carry reductions to only 40 with increases.

Gertrude Street, too, is one of mixed quality. In the portion in the West Ward the shops are of better type and quality than those in the East Ward portion, where there are some very poor sections. Here the area has gone down in quality, and is occupied mainly by poor-type secondhand dealer shops.

It is significant to note that in the better western part of this street, 52 shops would carry rate reductions while only 15 would carry increases. On the other hand, the eastern part would have 37 with reductions compared with 45 with increases.

Experience everywhere is that once a shopping centre begins to go down, becomes shabby and has a dilapidated appearance, it is very hard to recover. Whole sections of these streets have already reached that condition, of which the number of second-hand dealers' shops, shops boarded over and used as residences and shops turned into factories, are symptoms.

From the viewpoint of the business community itself, it seems that the most important consideration is not whether site-value rating would produce rate reductions or increases. It is the fact that the incidence of annual-value rating is working to hasten those forces of deterioration which are attacking their very existence as shopping centres and driving elsewhere the type of customers they want most. Site-value rating works to preserve their livelihood, and the value of their assets.

(23) ABILITY OF SMITH STREET SITES TO CARRY HIGHER RATE.

So far as shop sites outside Smith Street are concerned the question of ability to pay rate increases does not arise. The ones that are in best condition and type get rate reductions at the expense of the ones in worst type and condition.

If those owners of the dilapidated properties are not able to pay the higher rates it is high time that they sold their properties to others who are able and willing to improve them. So far as these sites are concerned, therefore, the incidence would be to the public interest.

Smith Street as a whole would carry higher rates under site-value rating. Over 123 shop sites the increase would total £934 while on 11 warehouse firms and banks there would be an increase of £448. The question arises whether this would impose any burden upon the business community of Smith Street.

It is necessary to remember that increased rates on these sites fall upon the site-owner and not the tenants. Most of the shops are tenanted properties. The increase in rates over these shops average £7/10/- yearly. This is a small amount compared to the earning power in this street. The charge must be met by the owner out of his income from rents.

In general it will not be possible for him to pass it on to the tenant because of the competition from the other shopping centres where such quality shops receive rate reductions. There is considerable mobility among tenants because ground rent leaves the return to personal effort little different in one centre as compared with another, so far as tenants are concerned. In any case this average figure represents a mere 3/- per week which is negligible as a business cost.

So far as the 11 warehouse firms and banks are concerned the increases average £41. In these cases the firms concerned all own their own sites and receive the rent themselves in addition to their operating profits. The increases in their case would be an insignificant fraction of the ground rent which they are receiving in their business and which is due to community factors and not to their own efforts.

The relative rates for these firms are set out below :—

Firm		N.A.V. Rate	U.C.V. Rate	Increase
Brooks, A.	W/House ..	£47½	£87	£39½
Warliment, C.	" ..	20	43½	23½
Foy & Gibson	" ..	315	385	70
Patterson's Pty.	" ..	97	124	27
A. B. Patterson Estate	" ..	89	123	45
Tye & Co. Pty.	" ..	62½	70	7½
Maples	" ..	60	106	46
" Union "	Bank ..	£40½	£96½	£56½
" National "	" ..	40½	88	47½
Bank of N.S.W.	" ..	35	86	51
Bank of A/asia	" ..	35	70	35

There can be no question but that all of these firms have ample ability to pay these increases, averaging about 15/6 per week. The amounts are quite insignificant compared with their operating costs.

Smith Street Not Paying Fair Share.

But the clearest proof that the present annual-value rating system does not charge in proportion to ability to pay is seen in the fact that **Smith Street sites are today paying less rates in the aggregate than they did 20 years ago and in many cases, less even than they did forty years ago.**

The most valuable business part is between Gertrude and Johnson Streets. Examination of the ratebooks shows that forty years ago (1906-7) this section provided 9.1 per cent. of the total rate revenue of Fitzroy. Today the proportion has dropped to 4.2 per cent. less than half.

In 1926-7 this section, at 2/6 in the £ of annual-value, would have contributed £3197 in rates overall. In 1946-7 at 2/6 in the £ it contributed £2431, a decline of £766. Land values are practically the same now as then but the value of the buildings has decreased with 20 years of depreciation. The decrease in rates is simply due to the principle of annual-value rating in rewarding those who allow deterioration. Not all sites have had rate reductions. Some have been improved over the period and have suffered very substantial increases in rates in consequence.

In Fitzroy the 20 years between 1906-7 and 1926-7 formed a period when styles of shops were changing. The modern metal-frame styles of windows and tiled fronts were replacing the old wood-frame style. In this period a high proportion of the old shops were modernised. Those that took this progressive step were penalised with heavily increased rates. Those that failed to modernise are in many cases paying less now than forty years ago. **This is despite the fact that currency is inflated now and actually worth much less than then.**

An Indictment Of Annual-Value Rating.

The outstanding claim urged in favour of annual-value rating by its advocates is its alleged payment in accordance with the "ability to pay" of the person rated. This claim seems based purely upon presumption rather than any factual study. An examination of the ratebooks provides a damning indictment of annual-value rating upon this very count of "ability to pay."

Comparing the ratable values of properties today with those they carried forty years ago we find for this main business section of Smith Street between Gertrude and Johnson Streets:

6	are rated on values lower than 40 years ago
11	are rated on values up to 1½ .. times those of 1906-7
22	" " " " " " 1½ to 2 " " " "
20	" " " " " " 2 to 3 " " " "
6	" " " " " " 3 to 4 " " " "
3	" " " " " " 4 to 5 " " " "
1	" " " " " " over 5 " " " "

The fact that most have higher ratings than at 1906-7 shows that there has been no general fall in land values to account for decreased ratings. Most of these places showed substantial in-

creases up to 1926-7, but they have decreased or remained stationary since. That decreases since then have reflected decline in the value of the improvements and not of land values is further shown by the fact that there have been nine properties in this section improved in the last 20 years and these show substantially increased ratings.

Ratings Upon Banks.

Among those presenting the most marked anomalies in rate treatment are the four trading banks in Smith Street. There can be no doubt about the ability of these bodies to pay adequate rates. The ratable values set upon them are as follows:—

Bank	Ratable Value at Year		
	1906-7	1926-7	1946-7
" Union "	£330	£350	£325
" National "	330	350	325
" Australasia "	275	300	280
" New South Wales "	270	300	280

These banks have not shared in the rate increases carried by other business premises over the years. Two are actually paying on lower values than at 1906-7 despite inflation over the period. No considerable structural improvements were made on these.

It must certainly be regarded as anomalous that main branches of such substantial banks in such an important business centre should be paying under annual-value rating no more than 5 to 6 ordinary houses pay.

Ratings Upon Smith Street Warehouses.

The best known warehouses show outstanding variations in their ratings over the 40-year period. In some of these warehouses there has been no material alteration to the improvements over the period. In others modernisation of shop fronts was made by 1926. In others, again, very substantial rebuilding has occurred. The comparison is in two sections in the following table.

Table showing Changes in Ratable Values of Warehouses.

(A) Warehouses Where Substantial Improvement Has not Been Made—	Ratable Value at Year		
	1906-7	1926-7	1946-7
	£	£	£
Profitt Bros.	240	320	160
A. Brooks	250	250	200
Renfrew's	180	180	105
Foy & Gibson (Old Building) ..	773	884	693
A. B. Paterson	550	650	625
(B) Warehouses Where Substantial Improvements Were Made—			
Paterson's Pty. Ltd.	114	750	775
Maples	145	800	480
Foy & Gibson (New Building) .	422	2720	1650
Tye & Co. Pty.	326	510	500
Morris & Walker	1047	3400	3345

These examples show that there is the greatest inequity in treatment under the annual-value rating system, between these firms. Those which have failed to modernise carry less rates now than 40 years ago. Those which have undertaken substantial building programmes have been savagely treated for their enterprise.

Such fluctuations in values as shown in this comparison defy reconciliation with "ability to pay." The ability of Foy & Gibson to pay was less after outlaying their capital on the new building in 1911 than before they had spent the money. Yet they were treated to nearly a sevenfold increase in rates. Since then there has been continuous reduction in rates. Similar observations apply to each of these firms.

Smith Street Rate Increases According to Ownership.

The rates payable on Smith Street sites were analysed according to whether they were paid by individuals resident in Fitzroy; absentees resident elsewhere; by estates, executors, or trusts; or by firms and companies. The results are given below for the whole of Smith Street between Victoria Parade and Johnston Street :—

Smith Street Rate Incidence According to Ownership

Ownership by	Rates Under		Extra
	Annual Value	Site Value	
	£	£	£
Local Individuals	142	318	176
Absentee Individuals .. .	844	1,320	476
Estates, Trusts	458	710	252
Firms, Companies	1,447	1,905	458

These increased rates under site-value rating are quite appropriate, for they fall on a value which is not created by the owners themselves, but is due to the presence and industry of the community as a whole. To this value the municipal services provided by the Council contribute strongly. It seems fitting that the Council should secure a larger share of this value for its needs.

(24) HOW OTHER SHOP CENTRES HAVE FARED DURING THE LAST 40 YEARS.

Similar information to that obtained for Smith Street was taken out for some other main shopping centres as to the changes under annual-value rating during the last 40 years. These changes are summarised below :—

Table Comparing Ratable Annual Values at 1946-7 With Those of the Same Sites at 1906-7.

Centre	Less Now	Equal Now	1½ Times	1½-2 Times	2-3 Times	3-4 Times	4-5 Times	Over 5 Times
Gertrude St.—								
East Ward	21	3	24	23	8	1	1	2
West Ward	4	—	18	43	23	1	—	1
Brunswick St.—								
West Ward	48	15	73	21	22	6	5	4
Central Ward	21	4	40	34	9	10	4	1
Queen's Parade	1	3	8	30	18	3	—	2
Totals	95	25	163	151	80	21	10	10

This comparison was not made in all centres, but covers the most important ones. The first two columns cover the worst of the properties. Despite inflation as compared with 1906-7, they carry lower ratable values now than 40 years ago. They have been allowed to deteriorate over the period and many have little more than demolition value today. Between them they cover 120 properties and these are the ones which would pay substantially more under site-value rating.

On the other hand, the last four columns with 121 properties, are ones which have been substantially improved since 1906-7. They are the ones which have been most penalised by annual-value rating because of the improvement. In them the rates have been increased manyfold. They are the ones which would secure the most substantial reduction under site-value rating. They are also the type of best value to the shopping community.

PART VI.

FACTORIES AND INDUSTRIAL CONCERNS.

(25) FITZROY AS A MANUFACTURING CENTRE.

Fitzroy is a highly industrialised city. In regard to the numbers of factories it contains it stands sixth of the 28 cities and one shire embraced in Greater Melbourne. For the numbers of persons employed in its factories it stands seventh on the list for Greater Melbourne.

These figures understate its industrial importance, for they ignore differences in size of municipalities compared. Fitzroy is the smallest of the Greater Melbourne municipalities. Having regard to area, it ranks equally with Collingwood as second only to Melbourne City, for the number of factories in its territory. It occupies fourth place to Melbourne, Collingwood and Richmond for the number of persons employed per acre.

Its industries are not of the heavy type. There are a considerable number of large concerns, but also a very large number of small and medium-sized firms.

These industrial concerns vary greatly among themselves, as in all municipalities. Some are modern, of pleasing appearance and an asset to the locality in which they are situated. Others are old, dilapidated, eyesores, tending to depreciate values of residential and other properties in their vicinity. Some have a high degree of economic development of their sites, while others have improvements altogether disproportionate to the value of the sites occupied.

(26) THE STANDARD OF COMPARISON.

The industrial properties have been classified according to their degree of economic development of the sites they occupy. That is to say, according to the ratio which the rental value of the property in its improved condition bears to the rental value it would have if it were vacant, viz., 5 per cent. of the unimproved capital value of the site.

This is a vital measure of the desirability of undertakings from a municipal and social viewpoint. Given a particular site for an undertaking, the municipal services provided will be practically the same whether the site is poorly or highly improved. The interests of the district and the community generally, however, are clearly best served by a high degree of development of the site.

This study has, therefore, sought to find how the two rating systems affect industrial undertakings, according to their degree of economic development.

Industrial firms have been grouped into two categories, "large" concerns, and "small to medium" sized concerns respectively. The division between the two is arbitrary. Those with site-values exceeding £1,000 have been classed as large concerns. Those with a value less than £1,000 have been classed as small.

Most of those in the "large" group have more than a single

holding. In some cases they have a great number of holdings. In the "small to medium" group very few have more than a single holding. In this analysis all the holdings of a firm have been aggregated to find the overall effect of the rating systems. As some firms have such a large number of different types of properties it would be inadequate only to consider their works.

Altogether there are 318 factory assessments listed upon the rate books. This does not include garages and service stations which are treated among the miscellaneous properties. However, the number of firms involved is only 196, showing the large number of multiple holdings.

(27) "LARGE" INDUSTRIAL CONCERNS CLASSIFIED.

When the firms were classified according to their degree of economic development it was found that they fell into two distinct groups, so far as the incidence of the rating systems was concerned.

All of those whose improved annual value had a ratio to that unimproved of more than 4.65, were in one group which would be benefited by lower rates under site-value rating. It was found that the degree of rate benefit in this group became more marked the higher the degree of the improvement. This group included most of the factories with better than the average appearance.

All of those whose improved annual value was less than 4.65 times that in the unimproved condition, formed another group benefited by lower rates under annual-value rating. The degree of rate benefit under that system was found to increase as the degree of improvement fell. This group includes all the factories which are least improved and, from many viewpoints, a liability to the district.

At the ratio 4.65 the rates were found to be the same under either system, and the disparity between the systems was most marked in the extremes of the "improved to unimproved" ratios. Site-value rating was seen to favor the best improved and to penalise the least improved properties. Annual-value rating was seen to favor the least improved and to penalise the most improved properties.

These tendencies will be obvious from the table below comparing the properties summarised in groups. The detailed figures for each individual firm are given in the Appendix Table No. 4.

TYPES MOST BENEFITED BY THE TWO SYSTEMS.

From this table it is seen that the most improved firms benefit most strongly under site-value rating. The least improved firms benefit strongly under annual-value rating. The first two well-improved groups between them would carry rate reductions of £865 on the site-value basis. The fourteen poorly improved firms in the Eighth and Ninth groups, between them would pay £808 more under the change. **Thus the rate reductions of the best-improved firms are almost exactly balanced by the increased rate payments of the least-improved firms.**

The ten most-improved firms have improvements worth approximately £156,000 as against £98,000 for the fourteen least-improved firms. The latter have more than twice the value in sites of the former, yet under annual-value rating pay only half as much in rates.

The Twenty Most-Improved Firms.

That the incidence of site-value rating is more fitting and socially desirable will be evident by considering the identity of the firms most benefited by the two system respectively.

Each of the twenty firms most benefited by site-value rating is either of fine architectural design or substantial construction. There are not many fine looking factories in Fitzroy, but almost all of them are in this group.

Of outstanding appearance are McColl Electric Works, McLaren Printers, Purina Grain Foods, British United Shoe Machinery Company, Shovelton & Storey (Gumleaf Paper), Australian Can Company, Dowd Corset Company. All of these are of very attractive design. (See photos Nos. 73 to 78.)

Less notable for appearance than for the solidity of the buildings are the following, all of which have at least two storeys in their main buildings: Georgian Footwear, Cox Bros. (Aust.) Ltd.; Goold & Porter Shoes; La Mode Corsets; Fisher Floor Polish; Lynn Shoe Coy.; Paddle Bros. Shoes; J. Gadsden Pty.; Morris & Walker; Moran & Cato; O. Wurth; Ramsden & Chaplin, and W. Chalmers. (See photos Nos. 85 to 90.)

The Twenty Least-Improved Firms.

On the other hand, the twenty firms most benefited by annual-value rating include only two firms whose main works

"Large" Industrial Firms Summarised.

Group.	Number of Properties	Degree of Improv'mt	Annual Value	Site Value	Rates Under		Difference
					Annual Value	Site Value	
With Rate Reductions on Site-Value :							
First	10	7.8	£ 9,020	£ 23,501	£ 1,128	£ 685	£ 443 less
Second	10	5.8	17,341	59,932	2,170	1,748	422 "
Third	8	4.90	5,649	22,999	710	667	43 "
	28	6.00	32,010	106,432	4,008	3,100	908 "
Rates Approx. Same on Site-Value :							
Fourth	2	4.56	12,153	53,610	1,519	1,564	45 more
With Rates Higher on Site-Value :							
Fifth	9	4.05	3,343	16,479	417	470	53 more
Sixth	10	3.55	5,690	32,161	710	935	225 "
Seventh	10	2.68	3,915	29,176	491	883	392 "
Eighth	10	2.14	4,431	41,574	555	1,211	656 "
Ninth	4	1.37	551	8,091	68	234	166 "
	43	2.80	17,930	127,481	2,241	3,733	1,492 "

Of the 73 firms in the "large" class, 28 were found to have degrees of improvement greater than 4.65 and to be benefited by rate reductions under site-value rating. This is 38.5 per cent. of the total number. There were two with substantially the same rates under either system, while the remaining 43, forming 59.0 per cent. of the total, would be subject to rate increases with the change in rating.

are of fine appearance. These are K. G. Luke Pty. and Spicer Shoe Coy. Both are undervalued and the latter has nine poor houses purchased for expansion of its premises. When this expansion takes place it can expect to benefit on the site-value basis.

Peerless Engineering Coy; J. H. Munro Bedding Coy; C. F. Rojo, are solidly constructed works, but are valued on a low scale compared with the extent and scale of their operations.

R. Harrison Pty. Ltd.; Commando Engines; A. J. Skipper; Botany Knitting Mills Pty.; Kennedy's Concrete Works; Anderson & Ritchie; Bartlett & McBryde, have some well-improved holdings but balanced by poorly-improved parts. (See photos Nos. 79 to 84 and 91 to 96.)

The factories owned by F. McOwan are in very poor condition, as also are holdings of the Stone Estate, which have a large extent of vacant land associated. Clifton Body Builders' works are a very poor timber structure, an eyesore occupying one of the most valuable sites in the City. The holdings of F. W. Niven are mainly slum houses purchased for demolition and replacement by modern works. When this improvement has been made this firm will move into the group benefited by site value rating.

The holding of H. Gage has already been remodelled, but its valuation has not yet been reviewed. When this occurs it will not show the disparity in rates shown in the table. This site was occupied by Green's Timber Yard at the St. George's Road railway crossing. It was one of the most discreditable looking of the sites on main streets. It has already been replaced by a good-looking works. The alterations are not yet complete, but transformation is most marked. The firm may look forward to a fine for their enterprise when their next annual-value assessment is received. (See photos Nos. 17 and 18.)

The Largest Industrial Firm

The largest industrial firm in Fitzroy is the MacRobertson confectionery works. These works cover the whole or part of seven sections of the City, each bound by four main streets. They have an annual value of £10,818 and a site-value of £48,248. The overall degree of improvement is 4.50, which is just a fraction less than the average for the city as a whole. It would pay £45 more in rates on the site-value basis. There are 29 separate assessments in this firm's holdings, which are detailed in Table No. 6 of the Appendix. From these it will be seen that most of the holdings are very well improved, but that there are a number which are poorly developed. When these holdings are improved to the same extent as the majority this firm will benefit on the site-value basis.

Most "Large" Firms Pay More Rates.

The fact that a majority of the "large" industrial firms in this City would pay increased rates with a change to the site-value rating basis may at first glance seem surprising. It contrasts strongly with the results of the survey conducted by the Canadian economist, H. Bronson Cowan, in the adjoining City of Brunswick.

That survey showed that 86 per cent. of the "large" industrial firms carried lower rates on the site-value basis than they would have paid on the annual-value basis.

The obvious explanation for the difference is that Bronson Cowan's survey was made 25 years after Brunswick adopted site-value rating. Encouraged by a rating system which did not penalise them for improvement of their holdings, Brunswick firms have made very marked improvements over that quarter-century, and with this improvement the proportion benefiting under site-value rating will have risen.

Examination of the detailed lists in Tables No. 4 and 6 in the Appendix shows that many of these Fitzroy firms have large holdings of poorly-developed sites. The increased rates on these offset the rate reductions upon their other well-improved factory premises. In many cases there are vacant holdings or slum houses purchased for future extension of their premises.

When these sites are built over, of course, the firms would effect rate savings on the site-value basis. But, in the meantime, they would pay more while they are in poor condition. There is thus an incentive to improve them more rapidly than would otherwise happen. As this improvement occurs, the proportion benefited by site-value rating may be expected to rise. The extent of the possible improvement to the general advantage may be seen in the case of the largest firms with multiple holdings in Table 6, where the details of each property are given.

In some cases firms appear on this list as losers simply because they have been under-valued on the annual-value basis. This is particularly true of those in Queen's Parade.

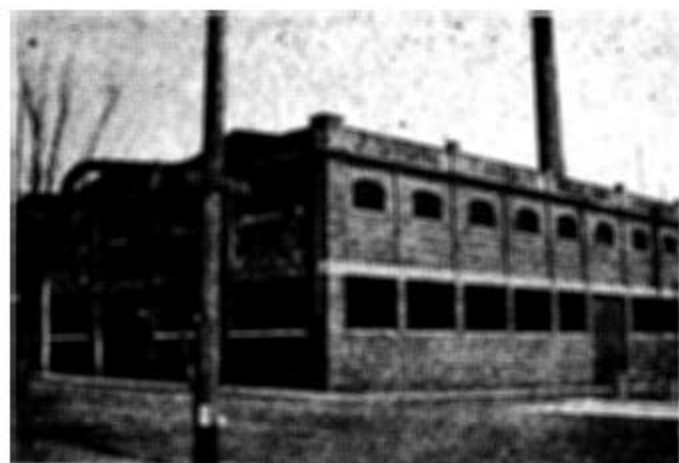
(28) "MEDIUM AND SMALL" CONCERNS CLASSIFIED.

The same principles were found to operate among the medium and small sized industrial concerns when these were classified. The most-improved were found to gain under site-value rating, at the expense of the less worthy concerns.

Of the 122 firms in the "medium and small" class 70 are found to carry lower rates under the site-value basis. A further 10 carry the same rates under either system. Thus 65 per cent.

"Medium and Small" Firms Summarised.

Group.	Number of Properties	Degree of Improv'mt	Annual Value	Site Value	Rates Under		Difference
					Annual Value	Site Value	
With Rate Reductions on Site-Value :							
First	10	13.6	£ 2,110	£ 3,123	£ 266	£ 97	£ 169 less
Second	10	9.0	1,855	4,133	232	120	112 "
Third	10	8.16	1,460	3,569	183	104	79 "
Fourth	10	7.16	1,647	4,615	208	134	74 "
Fifth	10	5.94	870	2,930	107	85	22 "
Sixth	10	5.22	1,440	5,500	182	161	21 "
Seventh	10	4.88	1,150	4,699	144	137	7 "
	70	7.40	10,532	28,569	1,322	838	484 "
With Rates Same on Site-Value :							
Eighth	10	4.60	956	4,155	119	119	—
With Rates Higher on Site-Value :							
Ninth	10	4.09	1,237	6,059	157	177	20 more
Tenth	10	3.30	852	5,198	107	152	45 "
Eleventh	10	2.75	578	4,187	73	124	51 "
Twelfth	12	2.02	522	5,201	64	152	88 "
	42	3.10	3,189	20,645	401	605	204 "



No. 49 SOUTH END
Facing the south wall of the Town Hall is this timber mill, forming part of the Stone Estate. N.A.V. Rate is \$64; U.C.V. Rate, \$184.



No. 50 THE FITZROY TOWN HALL
A beautiful example of architecture in Napier Street, spoiled by shabby surroundings. Higher rates on the poor-type properties around it would encourage better development.



No. 51 DIRECTLY OPPOSITE
A terrace of decadent houses owned by the Catherine Foley Estate. They are sub-standard and lack amenities. N.A.V. Rates, \$18; U.C.V. Rates, \$22/15/-



No. 52 Opposite Cor. NAPIER and CHARLES STREETS
A complete block owned by the Stone Estate. Poor use of a most valuable site bounded by four streets. N.A.V. Rates, \$39; U.C.V. Rates, \$96.



No. 53 Cor. NAPIER and CHARLES STREETS
Another property in the Stone Estate, occupying a complete block bounded by four streets. N.A.V. Rates, \$44; U.C.V. Rates, \$103.



No. 54 Cor. NAPIER and LITTLE CHARLES STREETS
Opposite poorly improved sheds, etc. Owned by Stone Estate. N.A.V. Rate, \$10; U.C.V. Rate, \$17.



No. 55	Nos. 428-424	No. 422
Size	52ft. x 120ft.	30ft. x 100ft.
Improvements	Good Factory	Average type shop
N.A.V. Rate	£22/10/-	£12/10/-
U.C.V. Rate	£22/15/-	£11/7/6



No. 56	No. 420	Nos. 418-416	Nos. 414-412
Size	24ft. x 120ft.	20ft. x 120ft.	46ft. x 120ft.
Improvements	Poor type Shop	Good Works	Factory
N.A.V. Rate	£5	£12/10/-	£21/2/4
U.C.V. Rate	£9/1/-	£12/10/10	£21/7/6



No. 57	No. 404	No. 400	Nos. 398-396
Size	24ft. 6in. x 120ft.	33ft. x 120ft.	40ft. x 120ft.
Improvements	Poor Shop	Vacant Lot	Engineer Works
N.A.V. Rate	£6/5/-	£3/15/-	£20
U.C.V. Rate	£10	£12/11/8	£18/13/4



No. 58	Nos. 394-392	No. 390	No. 388
Size	30ft. x 120ft.	19ft. x 120ft.	19ft. x 120ft.
Improvements	Vacant Lot	Shop	Shop
N.A.V. Rate	£3/15/-	£6/17/6	£6/15/-
U.C.V. Rate	£15/15/-	£7/17/6	£7/17/6



No. 59	Nos. 382 & 380	No. 380	No. 378
Size	33ft. x 70ft.	27ft. x 70ft.	16ft. x 70ft.
Improvements	Shop	Good Factory	Shop
N.A.V. Rate	£10/12/6	£13/15/-	£8/13/-
U.C.V. Rate	£11/10/3	£9/12/6	£7/11/8



No. 60	No. 362	No. 360
Size	15ft. x 78ft.	29ft. x 78ft.
Improvements	Shop	Vacant and poor Shop
N.A.V. Rate	£5	£3/2/6
U.C.V. Rate	£5/0/9	£10/11/2



No. 61 No. 640 NICHOLSON STREET No. 636
Size (56ft. x 136ft.) (28ft. x 126ft.)
N.A.V. Rate £5/12/6 £3/2/6
U.C.V. Rate £24/10/- £12/5/-



No. 62 No. 626 NICHOLSON STREET Nos. 624 and 622
Size (32ft. x 63ft.) (32ft. x 124ft.)
N.A.V. Rate £3/2/6 £7/10/-
U.C.V. Rate £8/8- £14



No. 63 No. 318 NICHOLSON STREET No. 316
Two very poor old houses next to shops.
N.A.V. Rate £3/15/- £3/15/-
U.C.V. Rate £8/2/- £8/9/-

AN UNSIGHTLY TYPE OF HOLDING.



No. 64 Nos. 37-39 SMITH STREET
Two very poor iron houses among shops in the main business street. Owned by business firm. (32ft. x 130ft.) N.A.V. Rates, £5; U.C.V. Rates, £19.

A FINE PRIVATE HOSPITAL



No. 65 Cor. FITZROY and ARGYLE STREETS
Very unsightly car-wrecker's yard and poor factory. Such properties reduce value of nearby properties. (On yard) N.A.V. Rate, £2/10/-; U.C.V. Rate, £9/11/4. (On factory) N.A.V. Rate, £6/5/-; U.C.V. Rate, £8/8/-.



No. 66 No. 59 VICTORIA PARADE
"Mount St. Evins" Private Hospital. A fine building, with 27 rooms. Site is 67ft. x 165ft. It is penalised under N.A.V. rating. N.A.V. Rate, £103/2/6; U.C.V. Rate, £68/7/11.

SECTIONS OF BUSINESS STREETS
Mainly Interior Type.



No. 67 Nos. 438-440 BRUNSWICK STREET
Improvements: Poor Shop Land V. Poor Hse Vacant
Size: 20ft. x 120ft. 34ft. 40ft. 35ft.
N.A.V. Rate: £5 £1/17/6 £5 £2/15/-
U.C.V. Rate: £7/5/1 £12/8/- £14/11/8 £15/15/-

No. 68 No. 234 BRUNSWICK STREET
Old Fitzroy Stadium and Vacant Land. 109ft. x 262ft.
N.A.V. Rate, £47/17/6; U.C.V. Rate, £116/18/-



No. 69 Nos. 210-206 BRUNSWICK STREET Nos. 204-202
Improvements: Derelict Shops Derelict Shops
Fronts: 45ft x 140ft. 45ft x 140ft.
N.A.V. Rate: £15 £12/5/-
U.C.V. Rate: £21/9/4 £21

No. 70 Nos. 245-240 ST. GEORGE'S RD. No. 234 No. 232
Good Shops (4) V. Poor Shop V. Poor Shop
62ft. 20ft. 6n. 20ft. 6n.
N.A.V. Rate: £38/2/5 £3 £3/2/6
U.C.V. Rate: £14/14/- £7/3/6 £7/3/6



No. 71 No. 144 GERTRUDE STREET No. 142
Improvements: Derelict Shop Derelict Shop
Fronts: 20ft. 2n. 13ft. 4in.
N.A.V. Rate: £2 £2
U.C.V. Rate: £9/8/- £6/4/-

No. 72 No. 200 GERTRUDE STREET No. 194
Very highly improved block. 173ft. x 90ft.
N.A.V. Rate: £100
U.C.V. Rate: £79/6/8

would pay no more than they do under annual-value rating and only 35 per cent. would carry increased rates.

The incidence in this "medium and small" class is therefore different to that of the "large." In the large group the increases exceed the reductions for the group as a whole, by £669. In the "medium and small" group the reductions exceed the increases by £260. The "medium and small" - sized concerns, therefore, may be said to gain at the expense of the least-improved of the large concerns.

"Medium and Small" Firms More Highly Improved.

Comparison of the two summaries shows that the "medium and small" - sized firms are more improved than the "large." In the large class the highest degree of improvement seen in the detailed Table 4 is the Georgian Footwear Coy, with a ratio of 9.4, and the average for the ten most-improved is 7.8.

In the "medium and small" class the first 10 firms have higher degree of improvement than the best of the large group, while no less than 29 have higher degree of improvement than the average for the best ten in the large group.

This is partly because most of the medium and small concerns have only one or two assessments and do not hold other poorly-improved holdings in conjunction, as with many of the larger.

A further factor is the added difficulty of valuation of large concerns under annual-value rating, with a tendency to under-valuation due to the difficulty of supporting high figures with the restricted numbers of comparable firms. There is not the same difficulty of valuation of the smaller concerns which tend to be too heavily rated under annual-value rating as compared with the larger.

We class as "medium" size the firms with unimproved site-values of between £400 and £1000 and as "small" those with less than £400. Again, this is arbitrary, but gives a good working distinction between the two groups.

On this basis there are 58 "medium" size and 64 "small" firms in the Table 5.

Of the 58 medium-size firms 30 gain lower rates on the site-value basis, five pay the same under either system and 23 would pay increased rates on the site-value basis. The proportion carrying lower or the same rates would thus be 60 per cent.

Of the 64 small firms, 40 would carry lower rates on the site-value basis, five would carry the same rates under either system, and 19 would carry higher rates under the site-value rating system. The proportion carrying lower or the same rates under that system would thus be 70 per cent.

It is significant to note that site-value rating would benefit

a higher proportion of the small and medium-sized concerns than of the largest. Annual-value rating is prejudicial to proper development in all classes of industry, discouraging improvement and rewarding the most backward and anti-social concerns. But it is relatively less harmful to the large than the smaller concerns. This will be seen from the following summary :

Proportions of Industrial Concerns in Fitzroy. As Affected by Site-Value Rating.

Class	Carry Lower Rates	Carry Same Rates	Carry Higher Rates
"Small" firms	62.5%	7.8%	29.7%
"Medium" size firms . .	51.5	8.6	39.9
"Large" size firms . . .	39.0	2.7	58.3

(29) CONCLUSIONS ON INDUSTRIAL RATING.

From the survey it is concluded that the incidence of the rating systems for industrial firms follows the same lines as for the housing and shopping centres. Annual-value rating charges those firms who fail to develop their properties, less than their fair share of rates. The more decrepit they are the more their benefit.

The loss in rates is recouped at the expense of those firms which have made good use of their sites. The better improved they are the heavier the rate contribution demanded.

Many of the firms which could well afford to develop their properties to their own and the City's advantage are paying grossly inadequate rates.

Site-value rating would make a strong contribution to the improvement of the industrial properties of the City by encouraging investment of capital in buildings instead of in vacant land or poor structures.

PART VII. MISCELLANEOUS PROPERTIES.

What They Include.

Miscellaneous properties comprise warehouses, and stores, hotels, banks, garages, holls and theatres, dispensaries and hospitals, and Metropolitan Tramway Board properties. Some of the warehouse properties and most of the stores have already been included with the aggregated holdings of the industrial firms in a previous section of the study.

Rates Upon Warehouses.

Firm Name	Degree of Imp'vmt	Values		Rates Under		Difference
		Annual	Site	Annual Value	Site Value	
Rates Lower Under Site-Value—						
* Cox (Australia) Ltd.	* 8.15	£ 375	£ 920	£ 47	£ 27	20 less
D. K. Ross	8.00	200	500	25	15	10 "
* British United Shoe	* 7.90	1,750	4,452	219	130	89 "
* Johnston's Pty. Ltd.	* 5.93	980	3,296	123	95	28 "
Yeo. Crosthwaite	5.83	560	1,920	70	56	14 "
	7.00	3,865	11,088	484	323	161 "
Rates Higher under Site-Value—						
Tye & Co. Pty. Ltd.	4.18	500	2,400	63	70	7 more
Foy & Gibson Ltd.	3.85	2,519	13,200	315	382	67 "
Paterson's Pty. Ltd.	3.67	775	4,250	97	124	27 "
A. B. Paterson Pty.	3.00	625	4,200	78	122	44 "
A. Brooks	2.70	200	1,485	25	43	18 "
* D. & W. Chandler Ltd.	* 2.67	335	2,500	42	72	30 "
Maples (Nathan Estate)	2.63	480	3,640	60	105	45 "
Worliment	2.16	160	1,485	20	43	23 "
	3.40	5,594	33,160	700	961	261 "

(30) WAREHOUSES.

There are thirteen warehouse holdings on the ratebooks, all held by important firms. These are classified and listed on page 19 in order of their degree of improvement. Those which have been included in the industrial list are denoted by the sign *. These figures cover only the holdings styled as "warehouses." Some of the firms have also shops in addition.

There is strong ground for belief that most of the warehouse firms in this list are undervalued at present. A revaluation, long overdue, would bring more of them into the group gaining under site-value rating. Evidence of this is found in the Yeo, Crosthwaite property, which is tenant occupied, the valuation being based upon the actual rental. Inspection of this property shows it is not well-improved at all. Compared with almost any of the other properties in the whole list this property is extremely inferior. If the valuation set upon it be accepted as correct, then most of the other warehouses in this list must be substantially undervalued. Alternatively, this property may be over-valued on economic rentals. In any case there is obvious inequity of rating between the various warehouses on present valuations. Such inconsistencies are common under annual-value rating, even in councils where full-time valuers are employed, for it is difficult to substantiate the rental-value of a warehouse where the occupier is the owner and no rent is actually paid to a third party.

No such difficulty in attaining equity between one firm and another is met with in site-value rating, as land values can be established with much greater certainty than can the rental or capital value of a building. The site-value rates for these warehouses, as shown in the table, appear more reasonably related to the value of municipal services provided than do the annual-value rates.

(31) STORES.

The major number of assessments described as "stores" are buildings owned by industrial firms and are included in the classified lists of their holdings. Apart from these there are only 12 buildings described as stores.

These are all poorly improved holdings, only one having a degree of improvement sufficiently great to give it a very slight reduction in rates on the site-value basis. Some of these assessments are very little more improved than vacant land. Some occupy very extensive sites.

The 12 assessments between them have an annual value of £809 and have an unimproved site-value of £7,109. The

average degree of improvement is only 2.22 times the rental value of the same sites if they were vacant.

The rates payable under annual-value aggregate £101, and on the site-value basis would aggregate £207. This group would, therefore, contribute £106 more to the Council under the site-value rating basis. Its contribution is altogether too nominal at present, particularly as there is considerable road wear caused by vehicles using these properties.

(32) BANKS.

There are 13 banks within the City of Fitzroy. Most of them are good-looking buildings although built many years ago. As shown elsewhere in this study, however, the ratable annual values set on these buildings are in many cases less now than they were forty years ago and in the others little greater than at that time. The values set on other classes of property have been stepped up where modernisation has taken place. The value of money, too, has depreciated over the last 40 years so that these businesses are not making an adequate contribution to the rate-revenue of the City under annual-value rating.

Under site-value rating, nine of the thirteen banks would carry higher rates. The exceptions are the State Savings Banks, which were built more recently than the others and also occupy less favorable sites. The details for all banks are given below.

It may be noted that, although occupying far more valuable business sites than in the other streets, the Smith Street banks at present contribute very little more in rates than those in the less-favored centres.

(33) GARAGES AND SERVICE STATIONS.

Garages and service stations vary greatly in quality. On the whole they are relatively poorly improved, in some cases being little more than a few bowlers set in vacant ground. They are associated with a great deal of the wear and tear on roads through their customers. In general they contribute a disproportionately small share of rate-revenue under annual-value rating.

There are 26 garages and service stations included among the miscellaneous group of assessments in Fitzroy.

Of these, only seven have a degree of improvement great enough to give them lower rates on the site-value basis. The remaining 19 would carry increases.

The seven which would get rate reductions are Assessment 616 (Jones); 828 (Virgona); 1539 (Kilfor Motor Service); 2460

Fitzroy Banks.

Name of Bank	Street	Degree Imprv'mt	Values		Rates Under		Difference
			Annual	Site	Annual Value	Site Value	
Rates Lower Under Site Value :							
State Savings	Brunswick St. ..	6.60	£ 230	£ 695	£ 29	£ 20	£ 9 less
E.S.&A.	Queen's Pde. ..	5.40	220	814	28	24	4 "
State Savings	Smith St. ..	5.00	350	1,400	44	41	3 "
State Savings	Nicholson St. ..	5.00	250	1,000	31	29	2 "
Rates Same Under Either System :							
State Savings	Queen's Pde. ..	4.6	200	870	25	25	—
Bank of Victoria	Brunswick St. ..	4.63	300	1,300	38	38	—
Rates Higher Under Site Value :							
Union Bank	Brunswick St. ..	4.40	200	1,000	28	29	1 more
National Bank	Queen's Pde. ..	3.78	250	1,320	31	39	8 "
Bank of A/asia	Smith St. ..	2.33	280	2,400	35	70	35 "
National Bank	Smith St. ..	2.15	325	3,010	41	88	47 "
Bank of N.S.W.	Smith St. ..	1.88	280	2,970	35	87	52 "
National Bank	Brunswick St. ..	1.65	150	1,820	19	53	34 "
Union Bank	Smith St. ..	1.16	325	3,300	41	96	55 "
			2.22	1,820	230	462	232 "

(R. M. Ellis). 3220 (Smart's Super Service Station); 3830 (Adelphi Service Station); 5106 (L. Page). All of these are well-improved.

The annual-value rates on these seven now aggregate £120 and those under site-value rating would be £83, a reduction of £37.

Of the others, Bayford Motors, with three assessments, has a degree of improvement of 4.50 times that of vacant land. The aggregate rates on this firm would be £80 under site-value as against £78 under annual-value, being almost the same under either system.

The other 18 are relatively poorly improved. Their annual-value rates aggregate £152, which would increase to £337 under the site-value basis, being an increase of £185.

The least-improved of the garages is the Southern Cross Garage, the site of which is owned by the Roff Trustees. It occupies one of the most valuable sites in the City on the corner of Nicholson Street and Victoria Parade. The site has a value of £4140 and is practically vacant, improvements being little more than a set of bowsters. This site at present contributes in rates £30, which would increase to £121 under site-value rating.

(34) THEATRES AND HALLS.

Entertainment centres are very necessary in any large centre of population. They tend to hold the community together. The number in Fitzroy is hardly adequate to such a dense population.

In the whole city there are three picture theatres and seven dance halls or halls suitable for meetings.

Annual-value rating operates with great severity against theatres and halls and is thus an influence for disintegration. All of the Theatres and of the Halls would carry lower rates under site-value rating. The rates on each are listed below.

Theatre or Hall	Degree Impvt.	Annual Value	Site Value	Rates Under		Difference
				Annual	Site	
Merri Picture Theatre ..	20.0	£1,625	£2,200	£203	£64	£139 less
Merri Dance Hall	11.9	400	675	50	20	30 "
Regent Theatre	11.35	1,400	2,465	175	72	103 "
Carrington Lodge Hall ..	9.25	300	648	38	19	19 "
Cathedral Hall	7.15	600	1,675	75	49	26 "
Allinson's Hall	5.4	100	370	13	11	2 "
226 Johnston Street ..	5.4	70	255	9	8	1 "
Palace Theatre	4.55	630	2,730	79	79	— "

There are in addition two church halls which are not fully ratable. It may be noted that the Palace Theatre does not gain a rate reduction while the other two do. It is not as highly improved as the others in proportion to the value of its site. The aggregate reduction over the eight halls and theatres is £320.

(35) HOTELS.

Within Fitzroy City there are 40 hotels. They vary greatly in quality among themselves. Some are fine residential hotels, while others rely mainly upon the bar trade. Examination of the ratebooks shows that most of these hotels have increased their residential accommodation over the last 40 years. Most of them have been modernised, at least externally, over the period and present a good appearance. Hotels are, in fact, the only class of property in Fitzroy which has been consistently improved over the period. These improvements have been attended with most substantial increases in their rates.

It is not surprising, therefore, that all except one of the hotels would carry lower rates on the site-value basis. In some of the least improved cases the reduction is small, in others it is great. The overall rates at present are £3,638, which would be reduced to £1,820 on the site-value basis. The average overall reduction is thus 50 per cent. The value of the licence has not been taken into account in estimating the site-value.

The most heavily rated at present is the Aberdeen Hotel in St. Georges Road. This is a fine residential hotel of 42 rooms and has a rated annual-value of £1,500 and site-value of £2,000. Its degree of improvement is 15.0. The one which pays increased rates is the Birmingham Hotel with 15 rooms and an annual-value of £875 with a site-value of £3,880.

The annual-values set upon the hotels show little correspondence with the structural value of the buildings. The rates on the site-value basis show far greater consistency with equity between one hotel and another.

(36) DISPENSARIES AND HOSPITALS.

Fitzroy has within its boundaries two hospitals. One is St. Vincents Public Hospital which is non-ratable. The other is the Mount St. Evins private hospital. This is a very fine building of three storeys and contains 27 rooms. Such hospitals are most desirable, but are discouraged by the rating system. This hospital is rated on an annual-value of £825 and contributes rates of £103. The site-value is £2,345 and the rates on this basis would be £68. The reduction is very considerable, despite the fact that land values are very high in this locality, being £35 per foot. (See photo No. 66.)

The owners of the hospital have an equal-sized lot alongside with wooden huts for nurses quarters. This lot is only rated on an annual-value of £140. At present the increased rates on the poorly-improved lot would balance the rate reduction on the hospital. But under site-value rating the extension of the hospital on this adjoining lot could be undertaken without any increase in rates.

Extension of this hospital is evidently hoped for else the continued holding of the extra lot would be uneconomic. Extra hospital accommodation would be socially most desirable but annual-value rating places substantial obstacles in the way.

An extension of three storeys similar to the existing hospital

and occupying most of the site would provide 30,000 square feet of floor space. Present building costs would be at least £80 per square so that the building would cost at least £24,000. When built it would be rated on an annual-value of 5 per cent. of the capital improved value, of land and improvements. Its annual-value would thus be more than £1,200 and the additional rates under annual-value would be £150 yearly. There would be no additional rates at all under site-value rating on account of this project.

The extra rates of £150 under annual-value rating would be an annual charge equivalent to an increase in the capital cost of the project by £3,000. The Board of Works also uses annual-value rating, so that its increase of £100 in rates would equal a further £2,000 increase in capital costs on which interest would have to be found. It is evident that these heavy rating charges are high enough to destroy the possibility of needed extensions.

In addition to this hospital there are two United Friendly Society Dispensaries in Fitzroy. Both are good quality buildings and are penalised by annual-value rating. One in Gore Street, has an annual-value of £150 and site-value of £330. Its rates would be reduced from the present £19 down to £10 by a change to site-value rating. The other, in Queens Parade, has an annual-value of £160 and a site-value of £550. Its rates would be reduced from the present £20 down to £16.

(37) METROPOLITAN TRAMWAY BOARD PROPERTIES.

The Metropolitan Tramway Board has very extensive and numerous properties in Fitzroy. There are in fact 17 assessments of built property apart from tramway tracks.

Many of these properties were at one time power stations and works in use in the days of the cable trams. Some are now occupied by shops. In others the properties are used as storage depots. Many of them are unsightly looking and hold some of the most valuable sites in the City in a poorly improved condition. These contribute little in rates at present.

On the other hand, the Tramway bus depot in Scotchmer Street is very highly improved and very heavily rated under annual-value rating.

Under the Local Government Act provisions lands and buildings owned and used by the tramway authorities for the conduct of their tramway functions are regarded as Special Ratable Properties and must be rated on the annual-value basis.

But those owned by that authority and used for other purposes are not Special Properties. Tramway tracks and depots are clearly in the Special category. Many of the other properties no longer used for legitimate tramway purposes would be ratable on the site-value basis.

The details of the Metro. Tramway Board properties are given at the end of the Table 5 among the details of large industrial firms. They are grouped in two parts, those which appear to be used for tramway services and may be regarded as Special Properties, and those which do not now seem legitimately regarded as Special Properties.

The former include the Scotchmer Street depot and that in Queen's Parade. This group has an annual-value aggregating £4,660 and a site-value of £20,737. This group would pay almost exactly the same under either rating system.

The other group, which is considered liable to site-value rating, has an aggregate annual-value of £1,985 and a site-value of £21,000. The annual-value rates are £248 and would increase to £611 under site-value rating. A change in rating would thus prove a strong influence towards the improvement of these neglected properties.

PART VIII.

(38) THE EFFECT UPON COUNCIL FINANCES.

One of the major problems of municipal authorities in blighted areas of the United States and Great Britain has been the decline in the ratable annual value of the district. Pressed for revenue, councils are forced to step up both the rate in the pound overall and the valuations of the better types of buildings to make up for the loss in rates on decadent properties. This starts a vicious circle, as buildings which have reached the end of their useful life are not replaced because the extra rates they would be collared upon to bear make replacement uneconomic.

Owing to the shorter period of settlement, decadence has not reached the same depths in this country, nor have its effects upon municipal revenue been felt so acutely. In Fitzroy, however, the forces of deterioration have already gone far and the rate bases have been strongly affected. This is evident from comparisons over the last 40 years, as shown below for the various wards.

Ratable Annual Values at Various Years.

Ward	1906-7	1926-7	1946-7
West	£65,424	£116,294	£96,952
East	54,895	107,027	91,772
Central	58,398	117,743	112,986
North	38,138	100,078	104,596
Clifton	41,034	85,626	83,353
	257,989	526,768	489,659

From this table it will be seen that the peak was reached in 1926-7, since when the rate base has fallen away. There was a very substantial increase in the total for the City between

1907 and 1927 suggesting extensive improvement in the quality of buildings. To some extent this increase is misleading, as it partly reflects depreciation of the currency at the later periods.

The period was, however, one of genuine growth. Figures for building activity are not available over the whole period, but between 1911 and 1927 there were 1047 houses built compared with a mere 123 from 1927 until the end of the war. In this period, too, most of the modernisation of shops took place.

Most of the building activity in the early period was confined to building on vacant lots which were then more numerous in the North and Clifton Wards.

Declining Revenue Base.

Comparing the figures for 1926-7 with those for 1946-7, it is seen that the decline has been serious. It has been particularly severe in the West, East and Central Wards which are the oldest and in which decay has gone furthest. What little building activity has taken place in this span has been centred mainly in the North and Clifton Wards. The first of these shows a very slight increase in ratable value while the latter shows only a small decline.

These two wards have, to some extent, carried the older ones, but unless some new stimulus is given to improve them they must now be expected to decline in ratable value.

The decrease in ratable value is greatest in the West Ward, being 17 per cent. In the East Ward it is 14 per cent. and in the Central Ward 4 per cent.

These overall figures do not give a full picture of the extent of the decline in ratable value under annual-value rating. They are nett after balancing the increased valuations imposed on those who have made improvements against the reductions on those who have failed to improve.

In the housing section of this study examples have been given for poor streets showing how continued decay has been rewarded with reduction in rates. In the business section of the study it was shown how, in three of the most important shopping centres, 18 per cent. of the shops (those in the poorest state of repair) were rated on values less than they carried 40 years ago.

Site-Value Rating as a Corrective.

It is evident that the revenue situation of Fitzroy must become progressively more serious unless some new stimulus be given to induce people to improve their properties instead of the reverse. Site-value rating would provide a force in the right direction and to whatever extent it succeeds in stimulating improvement would build up the rate-base of the district.

The site-value rate is adjusted to yield the same revenue as would be raised by a declared rate upon the annual-rental-value basis. But the maximum revenue under either system is the equivalent of a rate of 3/- in the £ on the annual-rental-value, so that any force tending to build up annual-rental-value works in the direction of sound municipal finance.

The annual-rental-value depends upon the extent to which a property is improved, the more highly improved, the greater the rental-value.

But the system of rating upon annual-rental-value takes too much from those who are highly improving their properties and too little from those failing to improve them. It induces people to refrain from improving them to the extent that they otherwise would do, and by taking from them cash with which they might further improve their properties, it impairs their capacity to do so.

The site-value rating system, on the other hand, would take relatively more rates from those holding properties idle or in deteriorated condition and less from those who develop their holdings adequately. It would leave those willing to improve or maintain their properties with more funds to do so, and at the same time would provide the additional incentive to improve in that such improvements would not result in rate increases.

The nett result would be that under site-value rating the annual-rental-value of the district (which sets the limit of potential revenue under both systems), would be increased more rapidly than it would under annual-value rating.

Municipal Costs Compared With Rates.

In a previous survey for the City of Footscray, published under the title "Social Effects of Municipal Rating," an exhaustive comparison was made of the rates paid by vacant and built lots respectively, with the cost of municipal services rendered to the site in question.

It has not been considered necessary to repeat this investigation for Fitzroy. The information obtained in that study was basic in nature and will apply to all municipalities, with only minor changes with varying degrees of overall improvement.

The broad conclusions reached from that analysis were that under annual-value rating there is no correspondence between the value of the service rendered and the rate payment demanded. On the other hand, there is very close agreement on the site-value rating basis between the value of the service received and the rate payment demanded.

Under annual-value rating vacant, near vacant, and poorly improved lots contribute less than their fair share of rate-revenue, while those with more than the average improvement have to pay more than their fair share to make up for the rates avoided by the inferior lots.

All of these observations apply with full force to inner industrial cities such as Fitzroy.

Council Share of Increased Land Values.

A change to site-value rating would not merely increase the rental value of the City. To the extent to which it succeeded in promoting or stimulating renovation and improvement of properties it would help to increase the unimproved value of land in the neighbourhood. The Council would share to a much larger extent in any appreciation of values that might occur, under the site-value rating system, as compared with the Council share under annual-value rating.

It might be pointed out that land values in the East, West and Central Wards of Fitzroy are low compared to what might be expected in view of their proximity to the centre of Melbourne and the excellence and cheapness of the transport services in the area.

The levels of land values have been debased by the general degree of deterioration and decadence in these wards. It has been pointed out earlier that land values are nominally about the same now in these three wards as they were 20 years ago, but that when the inflation of currency is taken into account there has been a relative and substantial decrease in values as compared with that period.

To the extent that renovation or re-development of properties would be stimulated under site-value rating the general level of land values would be increased to the individual and Council advantage. The example already given in section 13 for the appreciation with the re-development of the Pilkington Street area shows to what extent such increases in values may be expected. It will be seen that, in this case, substantial shoring by the Council in the increased values would have resulted on the site-value basis without any undue penalty being imposed on those effecting the improvements.

PART IX.

(39) "ABILITY TO PAY" CONSIDERED.

General Principles.

The main ground upon which annual-value rating has been retained by councils has been the belief that it calls upon citizens to contribute rates in accordance with their "ability to pay."

The previous sections of this study have shown decisively that, on other counts, annual-value rating is opposed to the best interests of the City. It was advisable, therefore, to see how far it does accord with the principle of "ability to pay."

The belief that annual-value rating accords with that principle does not appear to rest upon the results of any factual study. It appears to rest merely upon the observed fact that rent is received by some owners from tenants, and the presumption that the amount received is a measure of ability to pay. In the case of owners who occupy their own premises they are assumed to pay a rental to themselves.

This assumption contains several fallacies which render the annual value a most unreliable, if not useless, indicator of the wealth of the person taxed, and his ability to pay rates. It ignores the question whether the citizen has other sources of income or is relying solely upon his return from the rated property. And yet it is evident that one with supplementary income either from personal effort, bonds, or other investments is very differently situated from one without, so far as ability to pay rates is concerned.

It overlooks the fact that rates upon improvements do not rest upon the owner, but tend to be passed on to the tenant in the rent charged. That part of the rates falling on the improvements (as opposed to the part falling on the site itself) is borne, not by the owner, but by the tenant. This happens through the operation of the law of supply and demand — an increase in rates on improvements tending to check the supply until the tenants are willing to absorb the charge in higher rents.

It completely overlooks the fact that, as compared with another citizen who keeps the same amount of capital in the bank or in liquid assets, the one who spends his cash in building has reduced his "ability to pay."

It ignores the important fact of differing demands upon persons with the same incomes. For example, breadwinners with the same income often differ very greatly in the size of the families they support. A large family will need a three-bedroom house where the small one can do with two or even one. Three-bedroom houses in general require a substantially higher rent and in consequence carry higher rates under the annual-value system. An owner-occupier of this class of house will be treated as though he has greater "ability to pay" when in fact his larger family demands will leave him less margin than in the case of the small family supported by the same income.

Given any owner of property, his site may be built on or kept vacant. In the former case there will be a cash income from the property. In the latter case there will be no cash income. As the same person was involved in either case the ability to pay would be identical. Yet the former would be heavily rated while the latter would escape rates, although he might gain substantial "unearned increment" on sale of his site.

To use cash income alone as a base for rates would clearly be a travesty as a measure of ability to pay, since vacant land would pay no rates no matter how wealthy its owner might be. This weakness has been recognised in Victoria and in an attempt to mitigate its effects the modification has been made that vacant land is presumed to earn rent equal to 5 per cent. of its unimproved value.

This simply has the effect that instead of escaping altogether vacant land is called upon to pay rates on a very nominal scale.

In these circumstances, on general grounds, it is considered that little credence can be given to the reliability on the rental-value as a measure of ability to pay rates. There are, however, certain broad comparisons between classes of property in Fitzroy that are significant.

Various Classes Considered in Detail.

Houses.

It will be generally agreed that houses as a group have less ability to carry heavy rates than any of the other classes of property. A considerable proportion of houses are occupied by their owners who must absorb the rate charge. In the case of the tenants, too, the level of rating on improvements tends to be reflected in the rents.

It is significant to find, therefore, that houses as a group would gain lower rates under site-value rating at the expense of other classes of property. In the aggregate, the rate reductions would exceed the rate increases for the housing group by £1,614.

Within the housing group, too, it is found that the majority of houses which receive rate reductions benefit to an aggregate extent of £6,094, while the minority would incur increases of £4,480. It has been seen from the housing section of this study

that the minority which would have the increases are largely owners of sub-standard properties who could, and should, be expected to pay a higher share of rates.

It has been seen that a high proportion of the decadent houses which would carry increased rates are in the hands of estates, whose ability to pay increased rates must be ranked as high.

Shops and Warehouses.

Ability of shops to pay has been examined at some length in section (23). It was found that a considerable proportion of the oldest and worst shops are now paying less rates than they were paying 40 years ago.

Site-value rating would have maintained their rates and, in their case, would accord better with ability to pay. In the case of these poor properties there can be no credence given to claims of inability to meet the same rates as neighbouring and better improved properties. The obvious remedy would be to sell to others able and willing to improve.

Most of the warehouse firms have owned their own properties for more than forty years covered by this study. They are not in the position of most of the smaller shopkeepers who have to find rent. These firms must be regarded as having high ability to pay rates. Reference to the balance sheet, Part XI., shows that they carry more rates in the aggregate under the site-value rating system. Smith Street sites would pay more in the aggregate under site-value rating than under annual-value. Most of the owners of these sites are firms, estates or absentees. In any case, as the high land values in this street are due to the presence and industry of the people as a whole and not of the site-owners their ability to pay must be ranked as high. The higher site-value rates here would simply mean that site-owners pay a higher portion of a value which others have presented to them.

Industrial Firms.

"Large firms" will be generally accepted as having greater ability to pay as a group than the small. It was found that large firms would pay more in the aggregate than the small and medium-sized under site-value rating. The latter would gain rate reductions as a group at the expense of the large.

Further, examination of the lists of firms in the losing groups of Tables 4 and 5 shows many very wealthy firms which could well afford to pay the higher site-value rates and whose annual-value rates are quite inadequate.

In particular, auto-wreckers, bottle dealers, contractors and carriers are businesses that do not involve a great deal of capital outlay in good buildings. They are usually very unsightly and involve a good deal of wear and tear on roads. They are, however, all very profitable businesses and ability to meet rates is high. They contribute very little on the annual-value basis as compared with site-value.

Garages and Service Stations.

This is another class of business which is very profitable and yet involves a low outlay in improvements. The higher site-value rates are more proportioned to the income.

Banks.

Banking is a business which is highly profitable. It will be seen that the banks would contribute more rates on the site-value basis.

Hotels and Theatres.

Hotels and theatres are both highly profitable businesses. They usually carry lower rates under site-value rating. They form the only considerable class of high ability to pay in which annual-value rating charges more than the site-value basis. Yet the numbers of such properties are quite insignificant in the total for the City. Although they certainly pay more under annual-value rating so also do the vastly greater number of the other categories with less ability to meet high rates.

We do not consider that "ability to pay" is a sound basis for assessing the rate charge. The rate payment is in essence a

payment for services rendered by the Council and should be proportionate to the value of those services. The value of the site is regarded as the measure of the value of those social services available and therefore an appropriate basis for rating.

Nevertheless, it is concluded that site-value rating actually accords better with the principle of "ability to pay" than does annual-value rating.

PART X.

(40) A PROGRAMME FOR IMPROVEMENT.

From the evidence accumulated in this Fitzroy Study, the conclusion is drawn that any long-established or well-built-up urban area would be best served by the adoption of rating upon site-values.

The rating upon site-values in itself would provide a force working to encourage rehabilitation and improvement of properties. It would, at the same time, provide an economic disadvantage for those who fail to keep their properties in good order. These forces, together, would work to increase the value of the assets of owners of well-kept properties which are now depreciated by the general trend towards deterioration.

The change would give a better approach to equity in rate payments between one owner and another. It would call upon those anti-social owners, whose neglected properties are now escaping their fair contribution, to pay an adequate share. In consequence, it would relieve those whose sites are adequately improved and who are now paying more than their fair share of rate revenue.

By stimulating improvement and with it expanding the value of the district, the change would maintain and increase the rate-base of the City more rapidly than would be possible under annual-value rating. The Council would thus have a more assured revenue at a lower equivalent rate than it would have under the annual-value basis.

A Drive for Improvement.

It seems probable that an inner-industrial city which adopts site-value rating, and at the same time launches a concerted drive to make its ratepayers "improvement conscious," could effect a rapid transformation in the City.

Under annual-value rating any question of a drive for improvement is futile. The Council concerned could hardly expect to be taken seriously when it is common knowledge that public-spirited citizens who do respond will be fined through increased rates.

The mere knowledge that renovations, improvements, or re-building will result in increased rates exerts a deterring influence against betterment out of all proportion to the actual amount of the rate increase that would be involved. A psychology is created against improvement which extends to the great body of owners.

Tenants seeking most necessary repairs, renovations, or the addition of needed amenities, often find that the owners use the prospective increase in Council rates which would follow the improvements as an excuse for doing nothing. This psychology works with owners to restrict renovations to the minimum essential.

With the adoption of site-value rating a council could reverse this psychology to one favouring improvement with which its rating system would be self-consistent. It could approach its ratepayers for their co-operation in a drive for improvement of the City, assuring them that in its desire to better the City it had decided to adopt rating on the site-value basis and to exempt from municipal taxation all improvements made.

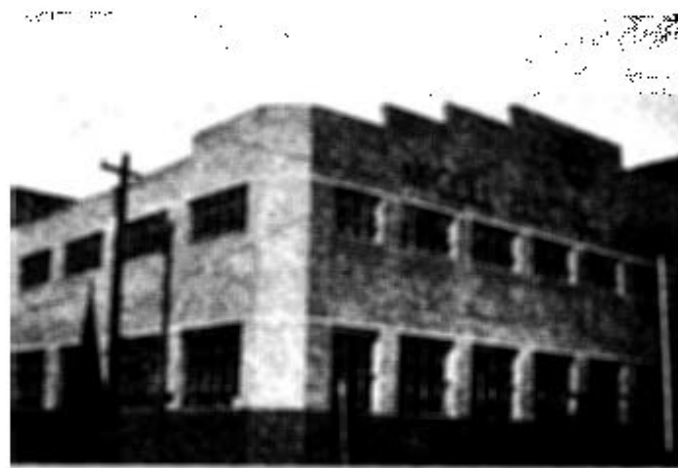
Special efforts might be made to secure improvement of the worst properties by drawing particular attention of the owners to the fact that the holding of the property in such poor condition would be uneconomic. The appointment of a special municipal officer to exploit these possibilities to the full might well be repaid in better civic development.

As far as the Group is aware, none of the districts which have adopted site-value rating to date have coupled it with such a drive for improvement as suggested.



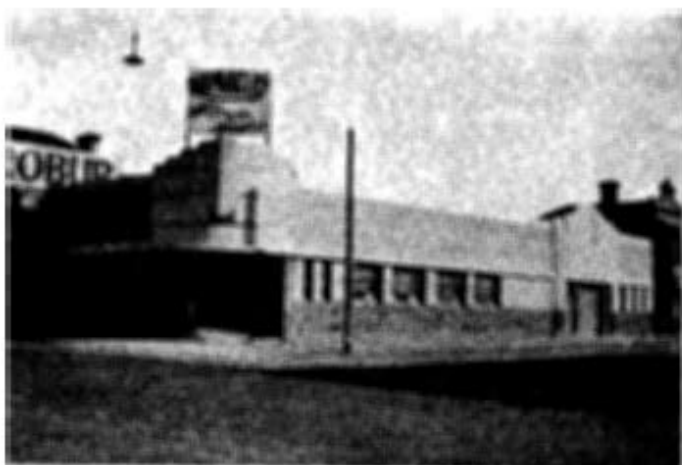
No. 73 McLAREN & CO. PTY. LTD.

A fine, well-lit, modern printing factory in George Street. Degree of improvement 10.31. N.A.V. Rate, £250; U.C.V. Rate, £113.



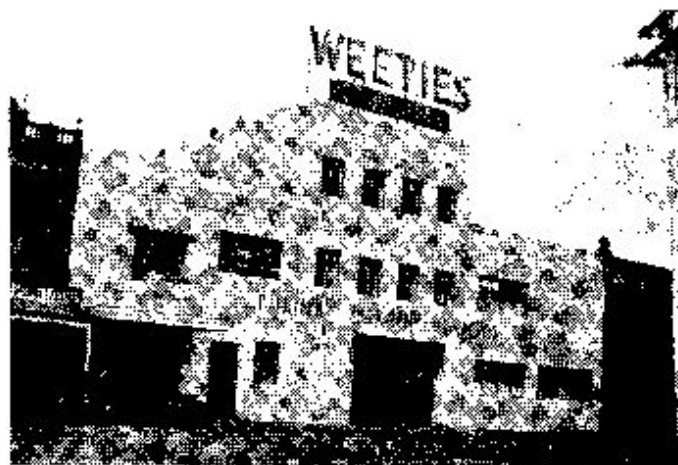
No. 74 MCCOLL ELECTRIC WORKS LTD.

An excellent factory in Brunswick Street. Degree of improvement is 8.2. N.A.V. Rates, £135; U.C.V. Rates, £78.



No. 75 BIRMACLEY MARGERINE WORKS

A fine, modern factory in Scotchman Street. Degree of improvement, 8.6. N.A.V. Rate, £35; U.C.V. Rate, £19.



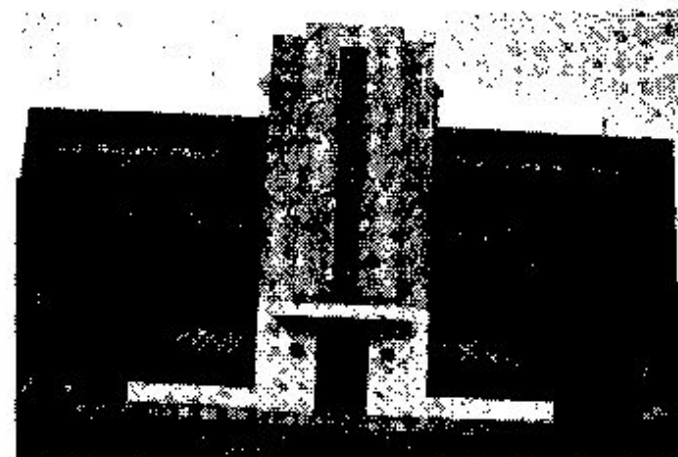
No. 76 PURINA GRAIN FOODS PTY. LTD.

A fine factory in St. George's Road. Degree of improvement, 7.9. N.A.V. Rate, £78; U.C.V. Rate, £46.



No. 77 DOWD ASSOCIATES PTY. LTD.

A very fine modern corset factory in Gore Street. Excellent natural lighting. Degree of improvement, 6.85. N.A.V. Rate, £37/10/-; U.C.V. Rate, £25/10/-



No. 78 AUSTRALIAN CAN COY. PTY. LTD.

Fine modern works in Nicholson Street. Degree of improvement, 5.4. N.A.V. Rates, £75; U.C.V. Rate, £65.

"Degree of improvement" compares rental value of the property in its improved condition with that if no improvements existed.



No. 79 BOTANY KNITTING MILLS PTY. LTD.
Frontage is 200ft. to Nicholson Street, half the site being vacant at present. Degree of improvement, 2.25. N.A.V. Rate, £58; U.C.V. Rate, £121.



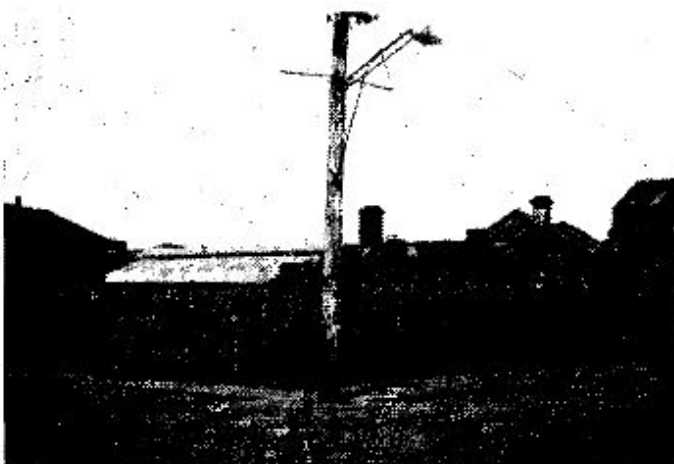
No. 80 McBRYDE & BARTLETT WORKS
Factory (48ft.) and vacant land (65ft.) in Roe Street. Overall degree of improvement, 1.77. N.A.V. Rate, £12/10/-; U.C.V. Rate, £33.



No. 81 CLIFTON MOTOR BODY WORKS
Very poor G.I. structure at 269 St. George's Road. Degree of improvement, 0.87. N.A.V. Rate, £6/5/-; U.C.V. Rate, £33/10/-.



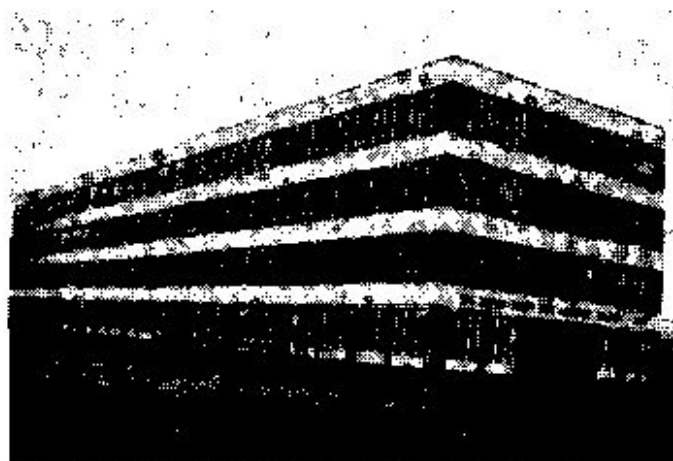
No. 82 CLARKE & DAVIES
Poor gal. iron building fronting St. George's Road. Degree of improvement, 2.60. N.A.V. Rate, £6/5/-; U.C.V. Rate, £19/16/-.



No. 83 ANDERSON & RITCHIE PTY. LTD.
Rather poorly developed property bounded by three streets (Young-Rose-Leicester). Degree of improvement, 2.40. N.A.V. Rate, £41; U.C.V. Rate, £90.



No. 84 GAY MOTOR WRECKER WORKS
A poor type of works in Johnston Street. Degree of improvement, 2.90. N.A.V. Rate, £19; U.C.V. Rate, £31.



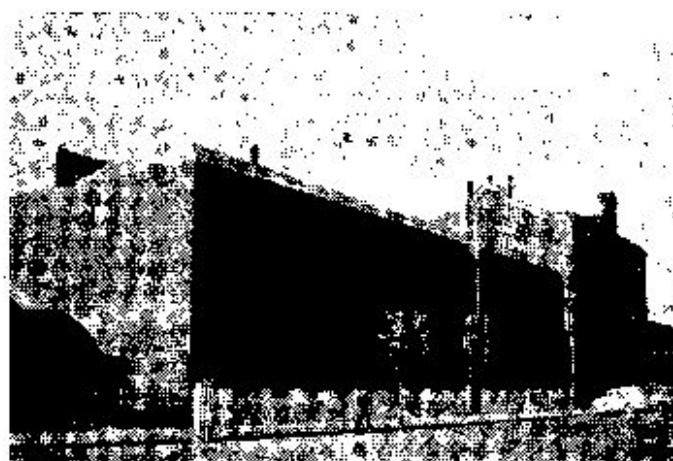
No. 85 BRITISH UNITED SHOE MACHINERY COY. PTY. LTD.

A modern 4-storey factory in Alexandra Parade. Excellent natural lighting. Degree of improvement, 7.7. N.A.V. Rate, £375; U.C.V. Rate, £225.



No. 86 MORAN & CATO PTY. LTD.

Three substantial works and store in Victoria Street. Degree of improvement, 12.2. N.A.V. Rate, £217; U.C.V. Rate, £112.



No. 87 LA MODE INDUSTRIES PTY. LTD.

Substantial works of corset firm in Victoria Street. Degree of improvement, 13.8. N.A.V. Rate, £180; U.C.V. Rate, £59.



No. 88 PADDLE BROS. PTY. LTD.

Substantial boot factory in Reid Street. Degree of improvement, 5.35. N.A.V. Rate, £75; U.C.V. Rate, £97/10/-.



No. 89 "EASY PHIT" SLIPPER COY. PTY. LTD.

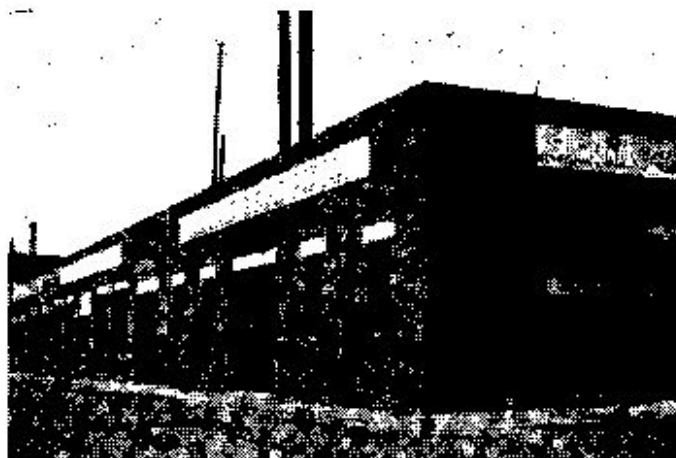
Block of three well-improved factories in Nicholson Street. Degree of improvement, 6.18. N.A.V. Rate, £65; U.C.V. Rate, £49.



No. 90 SHOVELTON & STOREY

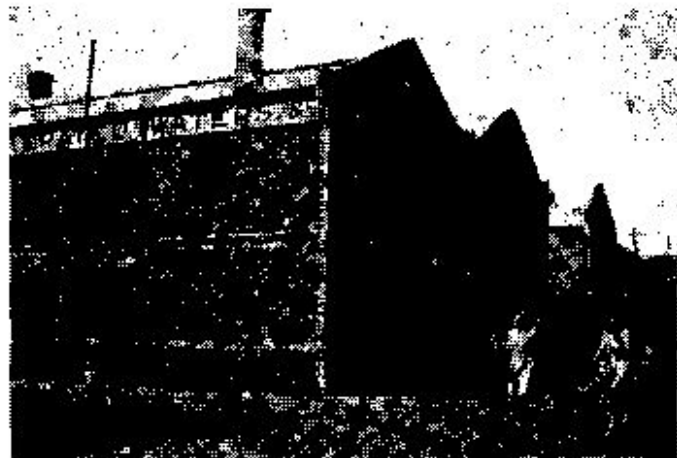
Two fine factories in Nicholson Street. Degree of improvement, 7.0. N.A.V. Rate, £37/10/-; U.C.V. Rate, £25/16/-.

"Degree of improvement" compares rental value of the property in its improved condition with that if no improvements existed.



No. 91 ABRAHAM & SONS PTY. LTD.

An extensive works (195ft. x 144ft.), on corner Rose and Young Streets, at present undervalued. Improvement ratio, 2.8. N.A.V. Rate, £46/17/6; U.C.V. Rate, £80.



No. 92 R. HARRISON PTY. LTD. (in Spring Street)

Cordial factory, owned by Gregg Vance Estate. Twenty years ago was rated on £330, now rated on £240. Degree of improvement, 3.4. N.A.V. Rate, £30; U.C.V. Rate, £40/6/4.



No. 93 MELBOURNE AUTO WRECKERS PTY. LTD.

Nos. 71-72 Johnston Street. This type of business is prosperous but not an adornment. N.A.V. Rate, £12/10/-; U.C.V. Rate, £20/2/6.



No. 94 C. E. MILLER & COY. PTY. LTD.

A good building undervalued. Frontage, 99ft. by great depth (266ft.) in Brunswick Street. Degree of improvement, 2.38. N.A.V. Rate, £36/5/-; U.C.V. Rate, £71.



No. 95 GEORGE & MURPHY

Secondhand building materials yard. Poor use of a valuable business site in Johnston Street. Size, 68ft. x 100ft. Degree of improvement, 1.98. N.A.V. Rate, £12/10/-; U.C.V. Rate, £29/8/-.



No. 96 C. F. ROJO & SONS PTY. LTD.

This is quite a good factory, but is undervalued in view of its size. Located in Napier Street it has very great frontage and depth (115ft. x 215ft.-185ft.). N.A.V. Rate, £35/12/6; U.C.V. Rate, £67/10/-.

"Degree of Improvement" compares rental value of the property in its improved condition with that if no improvements existed.

PART XI.

THE FITZROY BALANCE SHEET.

Showing How the Differences in Rates Under the Two Rating Systems are Distributed.

Class of Property	Rates Lower Under Site-Value Rating		Rates Lower Under Annual-Value Rating	
	Number	Lower By	Number	Lower By
		£		£
1. Houses, better than average . .	3,845	6,094	—	—
2. Houses, worse than average	—	—	2,240	4,480
3. Smith Street Shop Sites	15	103	111	1,037
4. Shop sites other than Smith St. Better than district average . .	540	1,077	—	—
Worse than district average . .	—	—	427	961
5. Warehouse Firms				
Better improved than average	5	161	—	—
Worse improved than average	—	—	8	261
6. "Large Industrial Firms				
Better improved than average	28	908	—	—
Worse improved than average	—	—	45	1,537
7. "Medium & Small" Industrial				
Better improved than average	70	484	—	—
Worse improved than average	—	—	42	204
8. Garages and Service Stations				
Better improved than average	7	37	—	—
Worse improved than average	—	—	19	187
9. Banks				
Better improved than average	4	18	—	—
Worse improved than average	—	—	7	232
10. Theatres and Halls	8	310	—	—
11. Hotels	39	1,822	1	4
12. Dispensaries and Hospitals . .	3	48	—	—
13. Storage (other than with industrial firms above)	1	1	12	107
14. Sheds and Stables	5	5	67	406
15. Vacant Land	—	—	152	1,289
16. M.M.T.B. Properties (other than Tramways and Depots).	—	—	12	363
	4,570	11,068	3,143	11,068

"Average" above means the average degree of improvement for the City as a whole.

APPENDIX

TABLE No. 1

**SHOWING THE NUMBER OF HOUSES WITH LOWER RATES
ACCORDING TO RATING SYSTEM IN FITZROY STREETS
WITH THE AVERAGE DEGREE OF IMPROVEMENT FOR EACH.**

All streets containing more than five houses are included. The extent of the increase or decrease in the average rates payable can be seen by comparing the figure in the column headed "degree of improvement" with the average degree of improvement for the whole City, i.e., with 4.65. Where the figure shown exceeds the average, annual-value rates are the greater by the difference between the figure shown and 4.65 compared with that City average. Similarly, site-value rates are the higher where the degree of improvement is less than 4.65.

Street.	Number of Houses Which Carry Lower Rates Under	Average Degree of Improv't of Houses with Lower Rates Under
---------	--	--

	Site-Value Rating	Annual-Value Rating	Site-Value Rating	Annual-Value Rating
--	----------------------	------------------------	----------------------	------------------------

WEST WARD—

Atherton	23	3	6.4	3.76
Bell	45	2	6.5	3.4
Brunswick	13	17	5.97	3.69
Brunswick Place ..	5	1	6.67	2.0
Cremorne	7	—	5.58	—
Fitzroy	61	43	6.55	3.57
Fleet	15	1	9.5	2.2
Gertrude	12	20	6.37	4.02
Greeves	44	2	5.97	3.82
Garfield	20	—	7.0	—
Hanover	32	13	6.67	3.57
James	9	1	7.4	3.5
Johnston	3	7	5.65	3.33
John	7	4	7.06	3.67
Little Hanover ..	5	6	7.69	2.69
Marion and Little ..	6	2	8.1	3.7
Mahoney	18	—	6.64	—
Moor	49	20	6.43	3.7
King William ..	62	15	6.51	3.93
Nicholson	61	53	5.25	2.83
Palmer	22	14	6.3	3.72
Princess	22	2	5.64	4.0
Regent	18	2	7.5	2.7
Victoria	23	4	5.48	3.1
Webb	3	5	6.3	3.97
Young	13	28	5.51	3.39

EAST WARD—

Condell	19	14	5.74	3.70
Chapel	14	6	6.65	2.88
Charles	18	10	6.61	3.06
Gore	135	78	6.00	3.56
Greeves	29	13	6.45	3.53
George	88	97	5.53	3.72
Johnston	7	15	5.17	3.87
Little George ..	8	3	5.78	3.38
Little Charles ..	4	2	5.6	2.40
Market	4	5	5.40	3.80
Moor	25	20	5.76	3.41
Napier	93	74	6.96	3.67
St. David	12	22	6.29	3.56
Victoria Parade ..	2	27	5.32	3.57
Webb	8	15	6.71	3.41
Young	26	16	5.56	3.44

CENTRAL WARD—

Argyle	40	25	7.64	2.81
Brunswick	25	28	5.72	3.41
Cecil	53	24	5.79	3.45
Coleman	13	3	6.44	3.27

Street	Number of Houses Which Carry Lower Rates Under	Average Degree of Improv't of Houses with Lower Rates Under
--------	--	--

	Site-Value Rating	Annual-Value Rating	Site-Value Rating	Annual-Value Rating
Alexandra	42	23	5.88	3.87
Freeman	23	8	6.96	3.73
Henry	8	4	5.47	4.24
Johnston	2	21	4.75	3.43
Kerr	64	39	7.09	3.38
Leicester	23	36	6.34	3.31
Fitzroy	16	16	6.23	2.94
George	67	35	6.7	3.5
Gore	24	16	5.5	3.69
Napier	64	38	6.78	3.28
Newry	77	19	6.42	4.18
Nicholson	6	33	5.59	3.88
Percy	18	2	9.10	4.25
Rose	37	23	6.54	3.60
Rae	57	23	6.83	3.61
Spring	14	—	9.0	—
St. George's Road ..	12	16	6.22	3.49
Westgarth	59	38	5.48	4.06
Yorke	20	11	6.54	3.26
Young	6	9	5.4	3.10
Queen's Parade ..	9	9	5.2	4.2

NORTH WARD—

Annard	14	4	6.16	4.01
Alfred	10	1	6.4	4.3
Barkly	74	56	6.76	3.66
Batman	42	7	8.1	4.2
Best	51	12	6.69	3.66
Birkenhead	50	9	5.93	3.87
Brook	53	—	7.73	—
Brunswick	117	39	7.21	3.58
Church	32	3	9.77	3.72
Clausen	56	56	6.41	3.52
Egremont	28	4	6.75	3.72
Fergie	20	5	6.39	3.33
Freeman	13	8	6.35	3.45
Holden	43	54	5.71	3.21
King	10	3	7.2	3.57
Liverpool	25	11	7.77	3.61
May	11	15	6.84	4.28
Miller	49	68	6.81	3.56
Nicholson	23	49	5.94	2.37
Park	30	24	5.66	3.44
Pilkington	10	—	6.30	—
Rae	159	81	6.82	3.92
Reid	24	10	5.30	3.25
Salisbury	15	3	7.83	3.56
Scotchmer	23	27	6.35	3.27
St. George's Road ..	16	19	6.10	3.67
Secombe	28	3	6.93	4.30
Tranmer	6	3	7.1	4.00
Taplin	18	3	6.76	3.87
Taylor	5	10	6.4	3.5
Watkin	12	9	5.60	3.85
White	5	6	6.55	4.07

CLIFTON WARD—

Apperley	12	2	7.08	2.6
Alfred Crescent ..	25	20	6.12	3.20
Barkly	19	9	6.48	3.93
Bennett	74	10	6.65	3.77
Best	4	3	5.70	3.14
Bundara	6	3	5.56	3.88
Delbridge	38	37	5.97	3.48
Eastham	23	2	7.46	3.25
Falconer	49	27	6.45	3.55
Fergie	54	10	7.37	4.05
Grant	8	3	5.99	3.32

TABLE No. 1 (cont.)

Street	Number of Houses Which Carry Lower Rates Under		Average Degree of Improv't of Houses with Lower Rates Under	
	Site-Value Rating	Annual-Value Rating	Site-Value Rating	Annual-Value Rating
Groom	9	—	6.12	—
Holden	43	23	5.65	3.83
Ivan	37	5	9.00	3.92
Kneen	31	9	7.00	3.78
Mark	21	—	7.28	—
Michael	32	29	5.86	3.85
Park	26	4	6.82	3.00
Park Parade .. .	14	—	8.3	—
McKean	94	67	6.26	3.87
Rowe	50	40	5.75	3.60
Rushall Crescent ..	25	30	6.80	3.13
Scotchmer	46	16	6.50	3.77
St. George's Rd. ..	3	11	5.2	2.93
Tait	27	3	7.95	3.65
Woodhead	18	4	7.10	3.33
Woodside	37	6	7.45	3.95
Queen's Parade ..	22	35	7.15	3.22

Note. — In every street the better-improved houses carry reduced rates while the poorer-improved carry rate increases on the site-value basis. Increase or decrease is directly proportional to the figures shown in the "degree of improvement" column above as compared with 4.65, which is the average degree of improvement for the whole City. Where the average degree of improvement is 9.30 the present rates would be halved on the site-value rating system. Where the degree of improvement is 2.32 the present rates would be doubled on the site-value rating system.

TABLE No. 2

FITZROY SHOPPING CENTRES.

Showing the extent of rate increases and decreases.
Except where otherwise stated all shops in the street included.

Street Name—	Rates Lower Under Site-Value				Rates Higher Under Site-Value			
	Number of Shops	Annual Value Rates	Site Value Rates	Lower by	Number of Shops	Annual Value Rates	Site Value Rates	Higher by
Smith	15	£ 544	£ 441	£ 103	111	£ 1,434	£ 2,471	£ 1,037
Gertrude	82	774	655	119	58	378	581	203
Brunswick—								
West Ward	76	746	568	178	99	630	826	196
Central Ward	81	657	507	150	72	511	590	79
North Ward	8	56	38	18	—	—	—	—
Johnston	66	405	324	81	27	116	168	52
Nicholson	34	303	223	80	31	208	295	87
Queen's Pde.	27	337	271	66	41	418	500	82
St. George's Rd.								
East Side	31	265	177	88	15	73	98	25
West Side	33	321	244	77	28	174	249	75
Best St.	10	72	55	17	3	15	17	2
Victoria Parade ..	4	25	12	13	3	56	108	52
Scotchmer	30	189	124	65	9	35	56	21
Rae	25	162	99	63	4	17	25	8
Napier	3	18	15	3	5	24	38	14
George	4	28	20	8	5	30	35	5
Fitzroy	7	40	32	8	5	22	31	9
Minor Streets—								
East Ward	2	11	8	3	7	27	38	11
West Ward	1	3	2	1	3	16	26	10
Central Ward	3	19	7	12	5	18	34	16
North Ward	6	38	25	13	3	14	17	3
Clifton	7	47	33	14	4	15	26	11
Totals	555	5,060	3,880	1,180	538	4,231	6,229	1,998
Total outside Smith Street	540	4,516	3,439	1,077	427	2,797	3,753	961

TABLE No. 3

DETAILED ANALYSIS OF SMITH STREET SHOPPING CENTRE.

Comparison of the rates payable under Annual-Value and Unimproved-Value Rating Systems.

Unimproved-Value rates at 7d. in the £; Annual-Value rates at 2/6 in the £.

Symbols represent : * Absentee owner; † Local individual owner; F Business firm or company; x Estate, executors or trust.

Street No.	Name of Owner of Site	Owner's Location	Nature of Own'ship	Number Tenants	Nature of Business	Frontage	Unimproved Cap. Value	Unimproved An. Value (x)	Improved An. Value (Y)	Degree Impvt. Y/X	Rates Under		Difference
											Annual Value	Value Site	
Victoria Parade—													
7	Dodd, C. C.	Fitzroy	†	1	Estate Agent	34½	£ 513	25.6	£ 52	2.03	£ 6½	£ 15	£ 8½ more
9	Croft, F. D.	Northcote	*		{Batty. Service	15	270	13.5	70	5.17	8½	8	½ less
11	Croft, F. D.	Northcote	*	2	{Ladies' Tailor	15	270	13.5	60	4.43	7½	8	½ more
13	Apps, C. D.	Fitzroy	†	1	House	30	540	27.0	50	1.85	6¼	16	9¾ "
17	Davie, M.	Elwood	*	1	Service Stn.	30	540	27.0	160	5.90	20	16	4 less
21	Barling Estate . . .		x		{Shop	16	288	14.4	60	4.17	7½	8½	1 more
23	Barling Estate . . .		x	2	{Shop	14	252	12.6	60	4.75	7½	7½	½ less
25	St. Saviors Church .		x	1	House	66	1,188	59.4	75	1.26	9½	34½	25 more
33	Andreson, H.	Fitzroy	†	1	Shop	16¾	302	15.1	80	5.35	10	8	1½ less
35	Cohen, E.	Armadale	*	1	Lad. H'dresser	16¾	302	15.1	90	5.80	11¼	8¾	2½ "
37	Brooks, A.	Fitzroy	F		{Poor House	16½	325	16.2	20	1.23	2½	9½	7 more
39	Brooks, A.	Fitzroy	F	2	{Poor House	16½	325	16.2	20	1.23	2½	9½	7 "
41	Voss, Peter	Hawthorn	*		{2 Shops and								
49	Voss, Peter	Hawthorn	*	5	{Factories	32½	650	32.5	590	18.20	73¾	17	56 less
51	Virgona, B.	Fitzroy	†		{Signs								
53	Virgona, B.	Fitzroy	†	3	{Shoes	40¼	886	44.3	160	3.62	20	26	6 more
57a	Bottomley Estate . .		x		{Bird Shop								
57	" " " " " " " "		x		{Dairy Produce								
59	" " " " " " " "		x		{Grocer								
61	" " " " " " " "		x	4	{Potteryware	66	1,518	75.9	290	3.95	36¼	44½	8 "
63	Paino, A.	Black Rock	*	1	Dry Cleaner	16½	396	19.8	65	3.27	8	11½	3½ "
65	Paino, J.	Black Rock	*	1	Frockshop	16½	396	19.8	65	3.27	8	11½	3½ "
67	Bottomley Estate . .		x		{Dressmaker	16¾							
69	" " " " " " " "		x	2	{Pastry	16¾	816	40.8	140	3.43	17½	23¾	6¼ "
71	Cornehle, I. M. . . .	Richmond	*		{Child's Wear	16							
73	Cornehle, I. M. . . .	Richmond	*	2	{Confectioner	16	640	32.0	130	4.06	16¼	18¾	2½ "
75	Mitchell, G.	Kew	*		{Factory								
77	Mitchell, G.	Kew	*	2	{Factory	33	495	24.7	75	3.04	9½	14½	5 "
Gertrude Street—													
83	M. & M.T.B.	Melbourne	F		{Chemist								
85	" " " " " " " "	Melbourne	F	3	{News Agent	40	2,000	100.0	340	3.40	42½	58½	16 "
87	" " " " " " " "	Melbourne	F										
89	Watson, E. B.	C/o Agent	*		{Chemist	18	720	36.0	70	1.94	8¾	21	12¼ "
91	" " " " " " " "		*		{Hair Saloon	18	720	36.0	70	1.94	8¾	21	12¼ "
93	" " " " " " " "		*	3	{Frocks	18	720	36.0	70	1.94	8¾	21	12¼ "
95-7	Profitt, C.	Fitzroy	F	1	Furniture	36	1,620	81.0	160	1.97	20	47½	27½ "
99-101	Brooks, A.	Fitzroy	F	1	"	33	1,485	74.2	180	2.42	22½	43½	21 "
103-5	Brooks, A.	Fitzroy	F	1	"	33	1,485	74.2	200	2.70	25	43½	18½ "
107-9	Warliment, V. . . .	Northcote	*	1	"	33	1,485	74.2	160	2.16	20	43½	23½ "
111-3	Russell Estate . . .	Middle Park	x	2	"	33	1,485	74.2	240	3.24	30	43½	13½ "
115	Jones, A. W.	Kanimba	*		{Cafe	16½							
117	Jones, A. W.	Kanimba	*	2	{Furniture	16½	1,516	75.9	200	2.64	25	45½	20½ "
119	Brooks, A.	Fitzroy	F		{Modes	17½							
121	Brooks, A.	Fitzroy	F	2	{Cafe	17½	1,680	84.0	200	2.37	25	49	24 "

TABLE No. 3—Continued

DETAILED ANALYSIS OF SMITH STREET SHOPPING CENTRE.

Street No.	Name of Owner of Site	Owner's Location	Nature of Own'ship	Number Tenants	Nature of Business	Frontage	Unimproved Cap. Value	Unimproved An. Value (x)	Improved An. Value (Y)	Degree Impvt. Y/X	Rates Under		Difference
											Annual Value	Site Value	
						Feet	£		£		£	£	£
123	Renfrew, J. J.	Fitzroy	F	1	Furniture	32	1,600	80.0	105	1.31	13	47	34 more
125	Renfrew, A.	Middle Park	*	1	Radio	32	1,600	80.0	175	2.18	22	47	25 "
127	Brooks, A.	Fitzroy	F		Cafe								
129	Brooks, A.	Fitzroy	F	2	Dry Cleaners	34	1,700	85.0	200	2.35	25	49½	24½ "
133	Foy & Gibson	Fitzroy	F	1	Warehouse 1 st.	33	1,650	82.5	176	2.13	22	48	26 "
135-43	" "	Fitzroy	F	1	" 5 st.	66	3,300	165.0	693	4.18	86½	96½	10 "
145-63	" "	Fitzroy	F	1	" 4 st.	165	8,250	412.0	1,650	4.00	206½	240	33½ "
167	Union Bank	Fitzroy	F	1	Bank	66	3,300	165.0	325	1.96	40½	96½	56 "
Webb Street—													
173	National Bank	Fitzroy	F	1	Bank	46½	3,010	150.5	325	2.15	40½	88	47½ "
177	Patterson's Pty.	Fitzroy	F	1	Warehouse	70½	4,250	412.5	775	3.65	97	124	27 "
183	Reddan, A. A.	South Yarra	*	1	Hairdresser	20	1,200	60.0	160	2.66	20	35	15 "
185	Davis Bros. Pty.	Melbourne	*F	1	Dry Cleaners	20	1,200	60	180	3.00	22½	35	12½ "
187	" " "	Melbourne	*F		Radio Dealer								
189	" " "	Melbourne	*F		Beauty Saloon								
191	" " "	Melbourne	*F	3	Furniture	52½	3,000	150.0	430	2.84	53½	87½	34 "
Charles Street—													
193	Cosey, E., Estate		x	1	Estate Agent	20	1,190	59.5	120	2.02	15	34½	19½ more
195	Beaconsfield, A.	Melbourne	"		Beauty Salon	19½	1,150	57.5	160	2.78	20	33½	13½ "
197	Beaconsfield, A.	Melbourne	*	2	News Agent	19½	1,150	57.5	120	2.08	15	33½	18½ "
199	Coles, H. E.	Melbourne	*	1	Sewing Mach.	19½	1,150	57.5	110	1.91	13½	33½	19½ "
201	Beaconsfield, A.	St. Kilda	*		Dry Cleaners	19½	970	48.5	120	2.47	15	28½	13½ "
203	Beaconsfield, A.	St. Kilda	*	2	Trading Co.	19½	970	48.5	110	2.26	13½	28½	14½ "
205	Colvert, S.	Glenhuntly	*	1	Tailor	19½	970	48.5	110	2.26	13½	28½	14½ "
207	Lillie, G.	Fitzroy	†	1	Shoes	19½	980	49.0	110	2.24	13½	28½	14½ "
Condell Street—													
215	Bank of N.S.W.	Melbourne	F	1	Bank	49½	2,970	148.5	280	1.88	35	86½	51½ "
221-5	Nathan, Ben., Est.		xF	1	Maples W/house	66	3,640	182.0	480	2.63	60	106	46 "
227	McMahon, W. H.	Fitzroy	F	1	Undertaker	33	1,820	191.0	140	1.54	17½	53	35½ "
229	Bank of A/asia	Melbourne	F	1	Bank	40	2,400	120.0	280	2.33	35	70	35 "
Moor Street—													
231	Paterson, A. B., Est.	Fitzroy	xF	1	Furniture	60	4,200	210.0	625	2.97	78	122	44 "
237	Tye & Co. Pty.	Stn. Melb.	F	1	Furniture	40	2,400	120.0	500	4.17	62½	70	7½ "
241	Smith, M.	Abbotsford	*	1	Hotel	20	1,500	75.0	525	7.0	65½	44	21½ less
Hadgson Street—													
243	Morris & Wolker	Fitzroy	F		Printers								
245	" " "	"	F		L'dies' H'dresser								
247	" " "	"	F	6	Cafe	164	13,120	656.0	3,800	6.56	475	382	93 less
249	" " "	"	F		Radio Dir.								
255	" " "	"	F		Trading								
St. David Street—													
257	Ackmon, M.	C/o Agent	*	2	Dry Cleaners	16½	665	33.2	105	3.25	13	19½	6½ more
259	Pritchard Estate	Melbourne	x		Milliner								
261	" "	Melbourne	x	2	Frockshop	44½	1,885	94.2	200	2.13	25	54½	29½ "

TABLE No. 3—Continued

DETAILED ANALYSIS OF SMITH STREET SHOPPING CENTRE

Street No.	Name of Owner of Site	Owner's Location	Nature of Own'ship	Number Tenants	Nature of Business	Frontage	Unimproved Cap. Value	Unimproved An. Value (x)	Improved An. Value (Y)	Degree Impvt. Y/X	Rates Under		Difference
											Annual Value	Site Value	
263	Pritchard Estate	Melbourne	x	2	Barrister	Feet	£		£		£	£	£
265-7	Jungheer, H.	Ivonhoe	*	1	Radio Dealers	28	1,400	70.0	140	2.00	17	41	24 more
269-71	Pritchard Estate	Melbourne	x	1	Blind Coy.	28½	1,425	71.2	160	2.25	20	41½	21½ "
273	Ackman, M.	C/o Agent	*		Florist	30	1,500	75.0	160	2.13	20	43½	23½ "
275-7	Ackman, M.	C/o Agent	*	3	Tents	50½	2,525	126.2	505	3.70	63	73	10 "
279	Moran & Cato	Fitzroy	F		Stanton Bourke								
281	Moran & Cato	"	F	2	Grocers	50	2,750	137.5	475	3.47	59½	80	20½ "
Greeves Street—													
285	Coronet Hill Pty.	Collingwood	F	4	Dentist and others	17	1,035	51.7	210	4.09	26½	30	3½ "
287	Hayes, E. A.	Camberwell	*		Milliner								
289	Hayes, E. A.	Camberwell	*	2	Dry Cleaner	33	1,810	90.5	215	2.38	27	53	28 "
291	Canavan, M.	Prahran	*		Frocks								
293	"	"	*		Florist	27½	1,374	68.7	125	1.90	15½	40	24½ "
295	"	"	*		Hardware								
297	"	"	*	4	Baker	47½	2,397	119.9	320	2.67	40	70	30 "
299	McOwan, F.	Melbourne	*		Upholsterer								
301	"	"	*		Shoe Repair								
301a	"	"	*		Chinaware								
303	"	"	*	7	Factories	50½	2,828	141.4	400	2.83	50	82½	32½ "
305	Ray, W. R., Trust	"	x		Fishmonger								
309	"	"	x		Garage								
311	"	"	x	3	Hardware	65	3,250	162.5	230	1.42	28½	95	66½ "
313	Hartmann, L.	Fitzroy	†	1	Frocks	25	1,260	63.0	115	1.82	14½	36½	22 "
315	Investors Pty. Ltd.	Melbourne	F		Confectioner								
317	Investors Pty. Ltd.	"	F	2	Hairdresser	24½	1,225	61.2	160	2.62	20	35½	15½ "
319	Hansen, A.	Caulfield	*	1	Baker	25	1,250	62.5	170	2.72	21½	36½	15 "
321	Chambers, H. E.	St. Kilda	*		Picture Frames								
321a	"	"	*		Prams								
323	"	"	*	3	Social Club	50	2,755	137.7	280	2.05	35	80½	45½ "
325	Crook, E., Estate	Brighton	x		Draper								
327	"	"	x		Dairy Produce								
329-31	"	"	x	3	Wines	62½	3,430	171.5	465	2.72	58	100	42 "
333-5	"	"	x	1	Hotel	59½	3,880	194.0	875	4.50	109½	113	3½ "
Johnston Street—													
						Totals	140,114	7,005	22,296	3.20	2,786	4,056½	1,270½ "

TABLE No. 4

LARGE FITZROY INDUSTRIAL PROPERTIES
Having An Unimproved Land Value Greater Than £1000.

Arranged according to the degree of improvement compared to that of vacant sites and including all assessments held.

Name of Firm	Degree of Improvem't x Vacant	Number of Assessm'ts Held	Values		Rates Under	
			Annual Value	Site Value	Annual Value	Site Value
			£	£	£	£
1. Georgian Footwear Coy.	9.4	3	613	1,315	77	38
2. Cox Bros (Aust.) Ltd.	8.3	2	455	1,102	57	32
3. McColl Electric Works Pty. Ltd.	8.2	5	1,080	2,660	135	78
4. Goold & Porter Shoes Pty. Ltd.	8.1	1	450	1,130	56	33
5. Purina Grain Foods Pty. Ltd.	7.9	1	630	1,600	79	47
6. McLaren & Co. Pty. Ltd.	7.5	4	2,370	5,974	296	174
7. La Mode Corsets Pty. Ltd.	7.45	7	1,925	5,169	241	151
8. Fisher Floor Polish Pty. Ltd.	7.0	1	350	1,000	44	29
9. Lynn Shoe Coy. Pty. Ltd.	6.6	5	547	1,661	68	48
10. Paddle Bros. Pty. Ltd.	6.35	1	600	1,890	75	55
Group Average and Totals	7.8		9,020	23,501	1,128	685
11. J. Gadsen Pty. Ltd. (Cans)	6.15	1	640	2,080	80	61
12. Shovelton & Storey	6.00	6	730	2,439	91	71
13. Moran & Cato Pty. Ltd.	5.87	21	3,218	10,974	404	319
14. British United Shoe Machinery Coy. Pty. Ltd.	5.85	5	6,485	22,115	811	646
15. Morris & Walker Pty. Ltd.	5.80	11	3,800	13,120	475	383
16. O. Wurth, Smallgoods Mfr.	5.80	4	310	1,075	39	31
17. Australian Can Coy. Pty. Ltd.	5.4	1	600	2,230	75	65
18. W. Chalmers	5.4	4	336	1,244	42	36
19. Dowd Corset Coy. Pty. Ltd.	5.28	5	375	1,429	47	42
20. Ramsden & Chaplin Pty. Ltd.	5.26	5	847	3,226	106	94
Group Average and Totals	5.8		17,341	59,932	2,170	1,748
21. Jacquard Worsted Mills Pty. Ltd.	5.25	1	280	1,080	35	31
22. J. H. Cooke Pty. Ltd.	5.15	4	300	1,169	38	34
23. I. Dobscheck	5.12	4	845	3,307	106	97
24. Excelsior Broom Coy. Pty. Ltd.	5.00	1	300	1,200	38	35
25. E. S. & F. Ferrier Pty. Ltd.	5.00	3	450	1,806	56	52
26. Johnston's Pty. Ltd.	4.85	38	2,789	11,542	351	334
27. T. R. Cockram & Co.	4.80	2	265	1,110	33	32
28. Dummett, G., Pty. Ltd.	4.70	1	420	1,785	53	52
Group Average and Totals	4.90		5,647	22,999	710	667
29. O. J. Nilsen Pty. Ltd.	4.63	11	1,233	5,356	154	156
30. MacRoberston's Pty. Ltd.	4.50	29	10,818	48,248	1,354	1,409
Group Average and Totals	4.56		12,151	53,604	1,508	1,565
31. Phillips Knitting Mills	4.40	1	330	1,500	41	44
32. Pioneer Canning Coy. Pty. Ltd.	4.40	1	250	1,133	31	33
33. Filtration & Water Softening Pty.	4.30	2	250	1,165	31	34
34. Selotta Shoes Pty. Ltd.	4.25	4	586	2,766	73	80
35. Kimbell Adeney Pty. Ltd.	3.99	1	220	1,110	28	32
36. Melbourne Auto Wreckers	3.90	6	346	1,773	43	52
37. A. Mushin Pty. Ltd.	3.90	4	463	2,370	58	69
38. C. Dowall & Sons Pty Ltd.	3.87	1	400	2,070	50	61
39. Barrett Bros. Pty. Ltd., Cordials	3.85	8	498	2,592	62	75
Group Average and Totals	4.05		3,343	16,479	417	480
40. Russell Estate	3.83	1	195	1,029	24	30
41. Geo. Pizzey & Sons Ltd.	3.77	11	1,203	6,473	150	188
42. D. & W. Murray Ltd.	3.75	2	250	1,336	31	39

TABLE No. 4—Continued

LARGE FITZROY INDUSTRIAL PROPERTIES

Name of Firm	Degree of Improvem't x Vacant	Number of Assessm'ts Held	Rates Under		Values	
			Annual Value	Site Value	Annual Value	Site Value
			£	£	£	£
43. Small & Shattell Pty. Ltd.	3.75	9	434	2,300	54	67
44. Aust. Oxygen & Industrial Gases Pty. Ltd.	3.70	3	370	1,960	46	57
45. D. & W. Chandler Ltd.	3.60	14	1,805	10,108	227	293
46. Eddington Pty., Engineers	3.55	1	200	1,130	25	33
47. Boell's Ice Works Pty. Ltd. . . .	3.33	4	372	2,231	46	65
48. Larcher Estate	3.12	7	611	3,944	76	115
49. Henry Palmer & Co. Pty.	3.02	1	250	1,650	31	48
Group Average and Totals	3.55		5,690	32,161	710	935
50. Gay Motor Wreckers	2.90	4	155	1,070	19	31
51. S. & T. Wertheim	2.85	4	199	1,404	25	44
52. Penfold Wines Pty. Ltd.	2.76	1	700	6,200	88	180
53. C. E. Miller & Co. Pty. Ltd. . . .	2.73	6	570	4,180	71	122
54. Metro. Dairy Farms Ltd.	2.73	1	175	1,275	22	37
55. A. Abraham & Sons Pty. Ltd. . . .	2.66	8	533	4,003	69	117
56. Commando Engines Ltd.	2.65	2	230	740	29	51
57. Spicer Shoe Coy. Pty. Ltd.	2.65	10	528	3,963	66	116
58. F. McOwan Factories	2.63	7	430	3,291	53	96
59. Fearless Enging. Coy. Pty. Ltd. . .	2.60	1	395	3,050	49	89
Group Average and Totals	2.68		3,915	29,176	491	883
60. A. J. Skipper Pty. Ltd.	2.62	1	200	1,530	25	45
61. J. H. Munro Pty. Ltd.	2.54	1	350	2,750	44	80
62. R. Harrison Pty. Ltd.	2.45	5	320	2,612	40	76
63. C. F. Rojo & Sons Pty.	2.42	1	285	2,352	36	69
64. Anderson & Ritchie Pty.	2.40	8	328	2,743	41	80
65. K. G. Luke Pty. Ltd.	2.07	3	685	6,620	86	193
66. Botany Knitting Mills Pty. Ltd. . .	2.25	3	467	4,128	58	120
67. E. M. Vary Pty. Ltd.	2.10	4	282	2,746	35	80
68. Stone Estate (Timber)	1.90	16	1,414	14,963	177	435
69. Bartlett & McBryde	1.77	2	100	1,130	13	33
Group Average and Totals	2.14		4,431	41,574	555	1,211
70. H. Gage Pty. Ltd.	1.60	1	86	1,064	11	31
71. Kennedy's Concrete Works	1.45	2	163	2,250	20	65
72. F. W. Niven Pty. Ltd.	1.40	10	252	3,617	31	105
73. Clifton Body Builders	0.87	1	50	1,150	6	33
Group Average and Totals	1.37		551	8,081	68	234

TABLE No. 5

MEDIUM AND SMALL FITZROY INDUSTRIAL PROPERTIES.

Having An Unimproved Land Value Less Than £1000.

Arranged according to the degree of improvement compared to that of the same sites if vacant,
and including all assessments held.

Name of Firm	Degree of Improvem't x Vacant	Number of Assessm'ts Held	Values		Rates Under	
			Annual Value	Site Value	Annual Value	Site Value
			£	£	£	£
1. Babco Engineers	18.5	1	200	215	25	6
2. P. Voss	18.2	4	590	650	75	19
3. Sloss	14.0	1	70	100	9	3
4. Nu-Floor Chemicals Pty. Ltd. . . .	12.5	1	220	350	28	10
5. H.P. Produce Pty. Ltd.	11.9	1	200	335	25	10

TABLE No. 5—Continued MEDIUM AND SMALL FITZROY INDUSTRIAL PROPERTIES.

Name of Firm	Degree of Improvem't x Vacant	Number of Assessm'ts Held	Values		Rates Under	
			Annual Value	Site Value	Annual Value	Site Value
			£	£	£	£
6. Gordon Slipper Co.	10.87	1	75	138	9	4
7. Arnbro Products Pty. Ltd.	10.56	1	150	284	19	8
8. J. G. McHardy	10.13	1	80	158	10	5
9. Victoria Quilt Co.	10.06	1	100	200	13	6
10. A. Warhaft Pty. Ltd.	9.55	2	425	893	53	26
Group Average and Totals	13.6		2,110	3,123	266	97
11. Ellen Jam Factory	9.3	1	130	280	16	8
12. W. Johnson Pty. Ltd., Bakery	9.25	2	250	510	31	15
13. Boyd, Casemakers	9.25	1	100	216	13	6
14. Gordon Cardboard Box Coy.	9.20	3	305	633	38	19
15. Joy Toys Pty. Ltd.	9.05	1	290	642	36	19
16. Schofield	8.85	1	75	170	9	5
17. Carmel Box Coy. Pty. Ltd.	8.71	1	125	308	16	9
18. Renoma Hat Coy.	8.70	1	100	230	13	7
19. Globe Millinery	8.65	2	200	460	25	13
20. Birmacley Margarine Co. Pty.	8.58	2	280	654	35	19
Group Average and Totals	9.0		1,855	4,103	232	120
21. "Nu-Insul" Engineers	8.58	1	60	140	8	4
22. Oden Footwear Coy.	8.55	1	230	540	29	16
23. Watkins	8.50	1	200	460	25	13
24. Batagol Bros. and Co.	8.40	1	200	475	25	14
25. W. H. Scholz	8.26	1	90	218	11	6
26. Johnston & Shugg	8.16	1	120	294	15	9
27. Greenway Pty. Ltd.	7.85	1	80	204	10	6
28. Reid & Sons	7.84	1	40	102	5	3
29. Joseph Redapple & Co. Pty. Ltd.	7.82	2	320	824	40	24
30. E. Skardon	7.69	3	120	312	15	9
Group Average and Totals	8.16		1,460	3,569	183	104
31. Eagle Furniture Co. Pty.	7.62	1	300	787	38	23
32. Goodearl Shaw Pty. Ltd.	7.60	1	200	525	25	15
33. Triacca & Picchi	7.42	1	65	175	8	5
34. G. Stanger & Co.	7.36	1	140	380	18	11
35. S. Tate	7.30	1	220	600	28	18
36. Merri Clothing Co.	7.25	2	130	358	16	10
37. Kalso Paint & Color Co.	7.21	1	152	420	19	12
38. Mei & Picchi	6.68	1	100	300	13	9
39. Kag Manufacturing Co.	6.45	1	100	310	13	9
40. Parisienne Basket Shoes	6.31	2	240	760	30	22
Group Average and Totals	7.16		1,647	4,615	208	134
41. R. C. Wright & Co.	6.31	1	65	206	8	6
42. J. J. Jacobs	6.20	1	50	162	6	5
43. Haslam Boot Co.	6.20	1	40	129	5	4
44. Norman Bros. Pty. Ltd.	6.10	1	275	900	34	26
45. Pioneer Textile Co.	6.00	1	90	300	11	9
46. Phoenix Chemical Co.	5.80	1	70	241	9	7
47. I. J. Thompson	5.75	1	50	174	6	5
48. R. & E. Sparrow, Engineers	5.65	1	90	318	11	9
49. E. S. Catmull, Bedding Mfr.	5.62	3	90	320	11	9
50. Dangar Shoe Coy.	5.55	1	50	180	6	5
Group Average and Totals	5.94		870	2,930	107	85

TABLE No. 5—Continued

MEDIUM AND SMALL FITZROY INDUSTRIAL PROPERTIES

Name of Firm	Degree of Improvem't x Vacant	Number of Assessm'ts Held	Values		Rates Under	
			Annual Value	Site Value	Annual Value	Site Value
			£	£	£	£
51. Advance Manufg. Co.	5.46	4	205	750	26	22
52. Park Avenue Cosmetics Co.	5.40	1	180	670	23	20
53. Moore & Cusack	5.35	1	130	488	16	14
54. Carriss, Elec. Engineers	5.33	1	125	471	16	14
55. Mauken Heel Coy.	5.33	1	40	150	5	4
56. ———	5.26	2	110	418	14	12
57. Argyle Shoe Coy.	5.25	2	100	380	13	11
58. Robert Barr	5.10	4	240	941	30	28
59. Tivoli Store	5.04	1	220	872	28	26
60. Melbourne Jam Coy.	5.04	1	90	360	11	10
Group Average and Totals	5.22		1,440	5,500	182	161
61. Transformer Manuf. Coy.	5.00	1	90	360	11	10
62. Tierney, F. J.	5.00	1	160	640	20	19
63. D. J. Clarke, Engineer	4.94	1	100	405	13	12
64. Gibaud & Son	4.90	2	220	894	28	26
65. Wool Waste Producuts	4.90	2	135	550	17	16
66. Resteze Slipper Co.	4.88	2	110	450	14	13
67. Sterling Rubber Coy.	4.85	1	80	330	10	10
68. Fitzroy Art Metal Co.	4.80	1	60	250	7	7
69. Kent Equipment Co.	4.75	1	145	610	18	18
70. R. A. Edgecumbe, Joinery	4.75	1	50	210	6	6
Group Average and Totals	4.88		1,150	4,699	144	137
71. Chas. Roy	4.75	1	75	315	9	9
72. A. & G. Saleeba	4.71	2	171	724	21	21
73. Lyddy Boot Polish	4.70	1	120	510	15	15
74. Johnston Bros.	4.65	1	73	315	9	9
75. B. Elms, Engineers	4.57	1	110	480	14	14
76. Braemar Shoe Co. Pty. Ltd.	4.55	2	120	530	15	15
77. S. Carey & Co.	4.51	1	50	222	6	6
78. L. Bysouth, Furn. Mfr.	4.50	3	175	780	22	22
79. S. Harrington	4.48	1	32	144	4	4
80. W. Bourke	4.45	1	30	135	4	4
Group Average and Totals	4.60		956	4,155	119	119
81. Gurton Tyre Co. Pty. Ltd.	4.41	1	75	340	10	10
82. Budgeon's Storage	4.40	2	85	387	11	11
83. Reade-Watts	4.38	1	50	228	6	7
84. H. Pitter & Co. Pty. Ltd.	4.35	2	180	830	23	24
85. Boness Bros., Furn. Mfr.	4.17	1	100	480	13	14
86. Vesta Knitting Mills	4.17	1	200	960	25	28
87. C. Marshall Pty. Ltd.	4.07	2	150	736	19	22
88. Bunbury Pty. Ltd.	3.95	1	150	756	19	22
89. G. H. Green & Sons Pty. Ltd.	3.70	4	183	992	23	29
90. R. Sealey	3.65	2	64	350	8	10
Group Average and Totals	4.09		1,237	6,059	157	177
91. Federal Truck & Bellows	3.59	1	70	390	9	11
92. Mahoney Estate	3.50	1	140	800	18	24
93. J. Baron, Wool Waste	3.42	2	102	594	13	17
94. A. H. & G. Robins	3.33	1	50	300	6	9
95. Virginia Fur Dressers	3.25	1	90	555	11	16
96. Lawson & Peterson	3.20	1	58	363	7	11
97. A. J. Gibson, Boxes	3.20	2	92	577	11	17
98. Standard Case Coy.	3.18	2	140	869	18	26
99. Melbourne Embroidery Co.	3.13	1	50	320	6	9
100. N. Matthews	3.00	1	60	400	8	12
Group Average and Totals	3.30		852	5,198	107	152

TABLE No. 5—Continued MEDIUM AND SMALL FITZROY INDUSTRIAL PROPERTIES.

Name of Firm	Degree of Improvem't x Vacant	Number of Assessm'ts Held	Values		Rates Under	
			Annual Value	Site Value	Annual Value	Site Value
101. R. Bodington	3.00	1	£ 40	£ 267	£ 5	£ 8
102. Persey Engineering Co.	2.98	1	100	670	13	20
103. W. Parkin	2.88	1	90	623	11	18
104. Crispin Engineering	2.80	1	70	500	9	15
105. Rob Roy Shoes	2.75	1	70	508	9	15
106. F. Amther	2.67	1	50	374	6	11
107. F. Elms, Engineer	2.66	1	25	188	3	6
108. F. Feldman, Engineer	2.60	1	50	384	6	11
109. L. J. Mon	2.51	1	28	223	4	7
110. Chickadee Shoes	2.45	1	55	450	7	13
Group Average and Totals	2.75		578	4,187	73	124
111. Surrey Brass Foundry	2.42	1	40	330	5	10
112. Strickland	2.41	1	75	627	9	18
113. Elms & Perrin	2.41	1	40	332	5	10
114. S. Maggi, Ice Cream	2.38	2	50	420	6	12
115. T. Bach	2.38	1	20	168	2	5
116. A. E. Knott	2.30	1	40	357	5	10
117. J. Gray, Engineer	2.22	1	60	540	8	16
118. L. H. Marie, Box Mfr.	2.03	1	35	345	4	10
119. McGregor, Patternmaker	2.02	1	30	297	4	9
120. Coustapes	1.85	1	50	540	6	16
121. Clarke & Davies	1.47	1	50	680	6	20
122. J. H. Pittard	1.13	1	32	565	4	16
Group Average and Totals	2.02		522	5,201	64	152

TABLE No. 6

**VERY LARGE FITZROY INDUSTRIAL FIRMS.
DETAILED DISSECTION OF HOLDINGS.**

Of all firms, included in Table No. 4 whose unimproved land value exceeds £3,000 and where there are at least four assessments in the rating

This table shows the extent to which the firms concerned could gain by improvement of undeveloped units of their present holdings.

Firm	Assmt. No.	Location	Nature of Use	Degree of Impvmt.	Values		Rates Under	
					Annual Value	Site Value	Annual Value	Site Value
6. McLaren & Co., Cartons								
	2361	George St. . . .	Moin Bk. Wks.	10.31	£ 2,000	£ 3,880	£ 250	£ 113
	2300	George St. . . .	Wembly Bk. Wks.	3.22	275	1,708	34	50
	2560	Webb St. . . .	Wood & Bk. Wks.	2.31	25	215	3	6
	2561	Lt. Gore st. . .	Bk. Factory	8.14	70	171	9	5
	Overall			7.5	2,370	5,974	296	174
7. La Mode Corset Co.								
	1350	Victoria St. . . .	3-Storey Bk. Wks.	13.8	1,440	2,036	180	59
	293/7	Johnston St. . .	5 Shops	6.42	244	795	31	23
	1350	Victoria St. . .	Poor Bldg. and Yard	2.05	240	2,338	30	68
	Overall			7.45	1,925	5,169	241	150
13. Moran & Cato Pty. Ltd.								
	1357	103 Victoria St. . .	5-storey Off. and Store	22.5	630	561	79	16
	1356	99 Victoria St. . .	Bk. Store	6.55	495	1,516	62	44
	1348	14 Victoria St. . .	Bk. Factory	6.3	315	1,003	39	29
	1351/2	53/9 Victoria St. . .	Bk. Gar. and W'shop	5.15	240	930	30	27
	581	Brunswick St. . .	Bk. Shop and Store	6.8	610	1,800	76	52
	1355	71 Victoria St. . .	Bk. Stables	2.8	60	430	8	12
	1353	61 Victoria St. . .	House, 6 rooms	3.35	28	167	3	5
	1354	69 Victoria St. . .	Vacant Land	0.80	15	371	2	11
	1919/21	Smith St. . . .	Shop and Stores	3.45	475	2,750	60	80
	2764/6							
	3073	Brunswick St. . .	Shop	4.54	100	440	13	13
	5109	Best St. . . .	Shop	5.4	70	264	9	8
	7970/1	Queens Pde. . .	Shops	4.9	180	742	23	22
	Overall			5.87	3,218	10,974	404	319
14. British United Shoe Mach. Coy.								
	4784	Alexandra Pde. . .	4-storey Bk. Factory	7.7	3,000	7,800	375	228
	4074	Smith St. . . .	3-storey Bk. W'house	7.9	1,750	4,454	219	130
	4076	Cecil St. . . .	1-storey Factory	6.5	1,500	4,624	188	135
	4811	344 Young St. . .	1-storey Factory	2.55	100	785	12	23
	4075	Smith St. . . .	Vacant Land	0.60	135	4,452	17	130
	Overall			5.85	6,485	22,115	811	646
20. Ramsden & Chaplin Pty.								
	8062/3	Grant St. . . .	2-storey Bk. Factory	11.29	480	850	60	25
	7999	Queens Pde. . .	Shop and Factory	3.78	150	792	19	23
	8001	Queens Pde. . .	Factory	2.74	217	1,584	27	46
	Overall			5.26	847	3,226	106	94
23. I. Dabscheck								
	3195	300 Nicholson St. . .	Vicks' Factory	6.18	520	1,680	65	49
	3441	2 Rose St. . . .	Vicks' Factory	2.15	110	1,020	14	30
	541/2	Brunswick St. . .	Bk. Factory and Shop	7.10	215	607	27	18
	Overall			5.12	845	3,307	106	97
26. Johnstons Pty. Ltd.								
	2199	90 Napier St. . .	Factory	6.35	350	1,101	44	32
	2219	52 George St. . .	Factory	6.08	45	148	6	4
	1814	173 Gertrude St. . .	Shop and W'house	6.3	190	600	24	17
	1586	194 Gertrude St. . .	Warehouse, 3-storey	5.88	800	2,720	100	79
	2222/3	95 George St. . .	Factory	4.26	230	1,081	29	31
	2212	67 Lt. George St. . .	Storage	7.76	90	232	11	7
	2216	91 George St. . .	Bk. Garage	3.50	70	400	9	11

TABLE No. 6—Continued

VERY LARGE FITZROY INDUSTRIAL FIRMS. DETAILED DISSECTION OF HOLDINGS.

Firm	Assmt. No.	Location	Nature of Use	Degree of Impvmt.	Values		Rates Under	
					Annual Value	Site Value	Annual Value	Site Value
26. Johnston's Pty. Ltd.—Continued					£	£	£	£
	1583/4	206 Gertrude St.	2 Shops	3.24	80	495	10	14
	1585	202 Gertrude St.	Shop, 2-storey	6.25	180	576	23	17
	2380	98 George St.	Stables	1.61	40	495	5	14
	2207	57 Lt. George St.	Vacant Land	0.86	5	115	1	3
	Various	Napier St.	12 Houses	3.41	461	2,700	58	79
	Various	Geo. & Lit. Geo St.	7 Houses	5.6	248	879	31	26
	Overall			4.85	2,789	11,542	351	334
29. O. J. Nilsen Pty.								
	857	Palmer St.	Bk. Factory	6.0	900	2,990	113	87
	858/60	Palmer St.	3 Bk. Houses	8.85	177	400	22	12
	829	Marion St.	1 Bk. House	5.0	25	99	3	3
	831	Marion St.	1 Bk. House	4.55	30	132	4	4
	841	Marion St.	1 Bk. House	2.9	35	240	4	7
	832	Marion St.	Stone and I. Store	0.8	10	261	1	7
	830	Marion St.	Vacant Land	0.9	35	780	5	23
	833	Marion St.	Vacant Land	0.75	11	294	1	8
	842	Marion St.	Bk. Store	1.25	10	160	1	5
	Overall			4.63	1,233	5,356	154	156
30. MacRobertson's, Confectionery								
	4064	369 Smith St.	Engine House	20.0	450	450	56	13
	4662	177 Kerr St.	Bk. Store	11.3	1,050	1,874	131	55
	4613	215 Argyle St.	3-storey Factory	7.6	1,420	3,690	177	108
	4558	358 Gore St.	and Offices					
	4512	369 Gore St.	Lifesavers Factory	7.5	760	2,040	95	60
	4661	159 Kerr St.	3-storey Factory	5.1	1,300	4,605	163	134
	4666	213 Kerr St.	Bk. Factory	5.8	2,000	6,897	250	200
	4046/50	257 Johnston St.	4 Shops and Store	6.1	320	1,044	40	30
	4070	401 Smith St.	Bk. Factory	5.0	400	1,610	50	48
	4523	415 Gore St.	Engine House	7.25	585	1,710	73	50
	4557	430 Gore St.	Bk. Factory	2.36	160	1,362	20	40
	4065	375 Smith St.	Bk. Factory	2.82	400	2,750	50	80
	4559	214 Argyle St.*	Bk. Offices	1.70	330	6,880	41	200
	4071	415 Smith St.	Bk. Store	3.22	70	435	9	13
	4072	419 Smith St.	Bk. Store, 18 rms.	4.45	120	540	15	16
	4063	365 Smith St.	Hospital	3.7	100	540	13	16
	4041	245 Johnston St.	Bk. Garage	4.45	150	675	19	20
	4522	399 Kerr St.	Bk. Gar. and Shed	2.35	300	2,550	38	75
	4616	190 Kerr St.	Sterilizer Factory	3.21	225	1,400	28	41
	4073	421 Smith St.	Bk. Store, 1-storey	1.75	475	5,448	60	159
	4061	361 Smith St.	Bk. Shop	6.40	65	203	8	6
	4062	363 Smith St.	Bk. Shop	4.3	60	280	8	8
	4560	198 Argyle St.	Bk. Shop	1.5	40	540	5	16
	4669	178 Rose St.	Bk. House	1.30	18	274	2	8
	4390	360 Napier St.	Vacant Land	0.88	20	451	3	13
	Overall			4.50	10,818	48,248	1,354	1,409
* There was difficulty to decide how much of the property the annual-value rating related to. Possibly part of this land value should go with the adjoining ratings. The aggregate position, for the whole block will be unaffected.								
45. D. & W. Chandler Ltd.								
	1329	106 Victoria St.	Bk. Factory	11.9	250	420	31	12
	282	120 Johnston St.	Bk. Offices	8.78	110	252	14	7
	1358/60	107 Victoria St.	Bk. Store and Office	8.25	290	706	36	20
	3522	74 Westgarth St.	Factory, 1-storey	3.65	60	330	8	10
	4689	119 Rose St.	Foundry	3.2	170	1,060	21	31
	590	276 Brunswick St.	Warehouse	2.67	335	2,500	42	73
	591	274 Brunswick St.	Shop	3.85	80	416	10	12
	2793	73 Greaves St.	Bk. Factory	2.60	300	2,308	38	67
	3579	73 Westgarth St.	Factory, 1-storey	2.25	140	1,240	18	36
	3588	66 Cecil St.	S. & Bk. Store	2.55	30	264	4	8
	2017	254 Young St.	Shed	1.39	25	360	3	10
	2018	250 Young St.	Shed	1.19	15	252	2	7
	Overall			3.60	1,805	10,108	227	293

TABLE No. 6—Continued

VERY LARGE FITZROY INDUSTRIAL FIRMS. DETAILED DISSECTION OF HOLDINGS.

Firm	Assmt. No.	Location	Nature of Use	Degree of Impvmt.	Values		Rates Under	
					Annual Value	Site Value	Annual Value	Site Value
41. Geo. Pizzey & Sons.								
	4005]		{3-storey		£	£	£	£
*	4578]	135 Johnston St. . .	{ Bk. Factory	4.14	708	3,400	89	99
	4006	139 Johnston St. . .	{ Bk. Factory	4.92	240	975	30	28
	4002/4	Johnston St.	{ 3 Houses	3.86	130	675	16	20
	4576/7	Argyle St.	{ 2 Houses	3.65	90	492	11	14
	4575	Argyle St.	{ Bk. Garage	0.75	35	931	4	27
	Overall			3.77	1,203	6,473	150	188
* This is undervalued compared to its neighbor, which is a single-storey structure, but is rented from another party.								
53. C. E. Miller & Co. Pty.								
	4160/1	516 Brunswick St. .	Bk. Store	2.38	290	2,430	36	72
	4270	Colman St.	Shed and Stable	1.14	50	874	6	25
	7490	205 Scotchmer St. .	Bk. Factory	5.4	65	240	8	7
	7503	179 Scotchmer St. .	Bk. Store	7.85	85	216	11	6
	5853	270 Rae St.	Bk. Store	3.80	80	420	10	12
	Overall			2.73	570	4,180	71	122
55. A. Abraham & Sons.								
	4672]	Rose St.	{Bk. Factory					
	4816]	Young St.	{Bk. Store	2.8	375	2,750	47	80
	Various	Kerr St.	{ 3 Houses	1.6	75	950	10	28
	Various	Young St.	{ 3 Houses	5.4	83	303	11	9
	Overall			2.66	533	4,003	68	117
57. Spicer Shoe Coy.								
	4306	Queen's Pde. . . .	Bk. Factory	3.67	330	1,800	41	52
	4305	Queen's Pde. . . .	Bk. House	2.22	50	450	6	13
	4455/60	George St.	6 Houses, 3 rooms	2.8	142	982	18	30
	4453/4	George St.	Vacant Land	0.2	6	731	1	21
	Overall			2.65	528	3,963	66	116
58. F. McOwan.								
	4015/20	Johnston St. . . .	St. Fcty.(3) & Shops(2)	3.47	410	2,367	51	69
	4568	Argyle St.	Vacant Land	0.43	20	924	2	27
	Overall			2.63	430	3,291	53	96
68. John Stane Estate.								
	2040	152 Young St. . .	Bk. Factory	9.70	120	248	15	7
	2097	157 Napier St. . .	Office and Works	1.40	230	3,283	29	96
	2098	161-79 Napier St. .	Joinery Works	1.61	512	6,311	64	184
	2182	156 Napier St. . .	House	3.10	65	420	8	12
	2183	152 Napier St. . .	Shed and Land	1.49	40	535	5	16
	2254/4	183-5 George St. .	2 Bk. Houses	3.3	52	315	6	9
	2255	George St.	Vacant Land	0.93	10	260	1	7
	2582/3	47-9 Webb St. . .	2 Houses	4.6	85	390	11	11
	2584	51-3 Webb St. . .	Bk. Factory	2.1	30	280	4	8
	2604	56 Charles St. . .	Bk. Factory	3.38	160	945	20	27
	2605	40 Charles St. . .	Vacant Land	0.43	30	1,393	4	40
	2615	41 Charles St. . .	Bk. House	2.46	50	312	6	9
	2609	28 Lit. Charles St. .	Bk. Garage	2.07	30	271	3	8
	Overall			1.90	1,414	14,963	177	434
Melb. & Metro. Tramways Board.								
(A)	6936	Scotchmer St. . .	Depot	3.9	4,145	16,817		
	7883/5	Queen's Pde. . . .	Land, Office and Shop	1.9	220	2,320		
	8145	McKean St.	Iron Shed and Land	3.75	300	1,600		
					4,665	20,737	583	602
(B)	65 & 92	Nicholson St. . .	Eng. Hse. & Vac. Land	1.6	855	10,600		
	29/32	Victoria Pde. . . .	Old Power Station	1.85	680	7,440		
	1842/3	Smith St.	4 Shops	3.4	340	2,000		
	6934/5	Scotchmer St. . .	Bk. Hall and House	2.3	110	960		
					1,985	21,000	248	610

All communications concerning this publication should be addressed to the Research Director, A. R. Hutchinson, B.Sc., 32 Allison Avenue, Glen Iris, S.E.6, or to the Secretary, L. F. Bawden, 52 Guildford Road, Surrey Hills, E.10, Victoria.

Other Studies conducted by the Land Values Research Group are listed below :

RURAL No. 1—SHIRE OF ROSEDALE	(4d. each)
URBAN No. 2—CITY OF OAKLEIGH	(3d ")
RURAL No. 2—TOWN OF HAMILTON	(4d. ")
URBAN No. 3—CITY OF LAUNCESTON	(1/- ")
URBAN No. 4—SOCIAL EFFECTS OF MUNICIPAL RATING (City of Footscray)	(2/6 ")

INTERSTATE STUDY, PUBLIC CHARGES ON LAND VALUES (6d. each)

COPIES OF THE ABOVE ARE AVAILABLE AT REDUCED RATES IN DOZEN LOTS.

