

Historical Case Study: Sale

The historical development of the city of Sale provides insight into the role Site Rating plays in generating growth and employment.

At the end of August, 1954, ratepayers in the small city of Sale, population then 6,000, gave an almost three-to-one decision in favour of adopting the rating of land values. Sale, which covers an area of some 2,500 hectares, lies about three hundred kilometres east of Melbourne, and is the centre of agricultural, grazing, irrigation and dairying industries.

In a letter written in July, 1955, Mr. John Blyth, the treasurer of the Sale Ratepayers Association, recounted some of the benefits obtained during the first ten months under the new rating system. His comments are as relevant today as they were when written in 1954.

"First, we were all greatly heartened by the decision of J.J. Davies and Son to start manufacturing in Sale in what was the woollen mills. This industry was our first proof of the value of the new system, and as they hope to employ some 160 persons, in the first year, their help to the city is by no means small.

There were several vacant blocks in prominent parts of the city, even in the main street. Two large blocks have changed hands in Raymond Street. On one will be erected a shop for "Dalgety's", and on the other, a huge block, a new garage is planned. Both of these should be in course of construction before the end of July.

Foster Street has shown marked improvement, both in the area near the Post Office one new shop, two shops renovated extensively and three more proposed, Gutheridge House, in course of demolition for additions to St. Annes School and the residential area facing the lake, where three new houses are in course of construction on blocks previously unobtainable.

Blocks in the area bounded by Raglan Street, Gutheridge Parade, Reeve Street, and Foster Street, have been sold and building commenced on land which had been held idle since Sale was first settled. The Ambulance Service has secured land in Cunninghame Street, close to the centre of the town and will build modern offices and residence almost at once; other buildings are proposed in various parts of the city by the Masonic Lodge, and other organisations.

The Memorial Hall, so long wanted by the people, is now under way. Although the change in rating is not directly responsible for this, we feel that they realise the great boost the town has received from site rating, and have pressed on with confidence.

A new hall is being erected on the corner of Macalister and Pearson Streets and a new Presbyterian Church is pushing upward on the corner of Raymond and Macalister Streets.

The council, with an increase in revenue of some £20,000, is pushing on with road works and drainage and in the whole city there is an air of expectancy as job after job is started, and jobs which have sadly wanted doing for many years are completed.

At the moment, two firms interested in manufacturing in Sale are seeking premises, and hope to use some of the abundant female labour. The need for this will be still further increased when J.J. Davies are properly under way, as they will employ mainly men. We are hoping to interest other firms in the great possibilities of Sale in view of the available labour.

Naturally, we cannot tell you of all the wonderful improvements we have noticed since we changed to Site Rating, but you can't fail to notice it, and also the feeling that Sale is on the verge of many great things."

It is clear that Site Rating:

- attracts industry
- forces development of idle lands
- promotes better shop front development
- promotes better use of land overall.

City of Sale - LVRG study August 1954

This survey was made at the request of the Sale City Council to provide factual information in view of a forthcoming poll on a proposal to change from Nett Annual Value to the Unimproved Capital Value (i.e. Site-Value) basis of rating. Valuation details and comparative rates under the two alternative rating systems have been analysed and the results are set out below.

Abbreviations: U.C.V. means Unimproved Capital Value
N.A.V. means Nett Annual Rental Value

Of the total 2,672 assessments covered by the 1954 valuation 2,613 were analyzed in this survey. The total valuation figures for Sale were: Unimproved capital value £1,255,982; capital improved value £4,623,103 and nett annual value £235,050. The rate of 9d. per £ of U.C.V. is equivalent in yield to 4/- per £ of N.A.V. these rates being used in rate comparisons.

OVER-ALL RESULTS

	GROUP A Rates Least Under U.C.V.	GROUP B Rates Least Under N.A.V.
Number of Assessments	1,251	1,362
Total value of sites	£ 417,493	£323,546
Total value of improvements	£2,829,655	£583,546
Total Nett Annual Values	£ 161,875	£ 70,725
Rates payable under U.C.V.	£ 15,656	£ 30,883
Rates payable under N.A.V.	£ 32,375	£14,145

Of the 1,362 carrying lower rates under N.A.V. 789 are of vacant land. Excluding these and confining comparison only to holdings with buildings upon them 1,251 (69%) would carry lower rates and only 564 higher rates under the U.C.V. basis. Of houses 1,152 (75%) carry lower rates and only 387 higher rates under U.C.V.

Degree of development is high in Group A above the value of improvements made by holders being seven times the value of their sites. In Group B degree of development is low, value of improvements being little more than half the value of their sites.

HOUSES

Of the total houses 1,152 (75%) carry lower rates under the site-value basis and only 387 carry increased rates. The reductions total £12,713 and the increases only £2,952. There is thus an overall reduction of £9,761 for houses as a group.

Sale comprises 5,442 acres of which only 800 acres is residential or built-up area and the balance is larger holdings with more rural interests. The township and rural parts have therefore been considered separately with the following results so far as housing properties are concerned:

	Total Rates Payable on Houses Under		Average Rates per House Under	
	U.C.V. £	N.A.V. £	U.C.V. £. s. d.	N.A.V. £. s. d.
TOWNSHIP AREA				
929 Houses (U.C.V. least)	10,450	20,363	11. 5. 0	21.18. 4
341 Houses (N.A.V. least)	5,208	3,377	15. 5. 3	9.18. 8
RURAL AREA				
223 Houses (U.C.V. least)	1,785	4,585	8. 0. 0	20. 1. 0
46 Houses (N.A.V. least)	2,538	1,422	55. 3. 6	30.18. 3

In both urban and rural parts the majority of holdings with dwellings carry lower rates under the site-value basis. The proportion benefiting in the rural part (83%) is actually higher than in the township (73%). This shows the widely-held impression that the rural section would not benefit by the change is unfounded.

Houses benefiting in lower rates under U.C.V. are fair to good quality while those with higher rates are poor-type or under-developed in relation to value of the site. Those benefited in the town area have average value £1,900 in improvements compared with only £550 for those paying more. In the rural area the corresponding values are £1,840 and £1,600.

RURAL HOLDINGS

Below is a break-up for the rural holdings which are located in four distinct areas:

<u>Rural Section</u>	<u>Holdings with Houses thereon</u>		<u>Holdings of Vacant Land</u>	
	<u>Nos.</u>	<u>Rate Saving</u> £	<u>Nos.</u>	<u>Rate Saving</u> £
<u>Northern</u>				
U.C.V. rates least	68	851	-	-
N.A.V. rates least	29	659	75	589
<u>Eastern</u>				
U.C.V. rates least	114	1,659	-	-
N.A.V. rates least	16	338	214	1,044
<u>Netherlands</u>				
U.C.V. rates least	37	211	-	-
N.A.V. rates least	6	19	113	711
<u>Desailly Flats</u>				
U.C.V. rates least	4	9	-	-
N.A.V. rates least	5	60	133	666
<u>Total Rural</u>				
U.C.V. rates least	233	2,700	-	-
N.A.V. rates least	46	1,116	535	3,010

VACANT LAND

Vacant subdivisional land is the only group which in all cases pays increased rates under site-value rating. The 798 vacant land holdings in Sale form nearly one-third of the total assessments. Of them 263 are in the town area and 535 in the rural portion.

The 263 vacant township holdings have total U.C.V. of £122,000 and would contribute £4,650 in site-value rates against only £1,432 under approximately £151,500 and would contribute £5,690 in rates compared with their N.A.V. rating of £1,598.

The site-value rates upon purely vacant land in Sale are 3.68 times the N.A.V. rates. This is more appropriate to costs incurred by the Council. It has been found elsewhere that vacant lots under N.A.V. do not contribute more than one-third of actual maintenance costs on their frontage.

SHOPS

In most cases shop sites in Sale would carry increased rates under the site-value basis since only one-third are fully modern and a further one-third are obsolete type. Of 123 shops 102 would carry increases from a total of £5,044 under N.A.V. to £9,656 under U.C.V. this being an increase of 90 per cent.

Different to the householder whose interests are more directly connected with the rate saving obtainable on his house the shopping community is not vitally affected by rates whether high or low. These are quite insignificant compared with turnover in such an important centre and are readily absorbed as business costs. The average amount payable in rates on the 102 shop-sites with increases would be £91 per annum on U.C.V. compared with £45 under N.A.Value. Modernization of the premises could be undertaken under the site-value basis without bringing rate-penalties as under N.A.Value.

The site-value rates on the shopping centre are more reasonably related to the heavier municipal costs in the vicinity of the shopping centre and the wear and rear on the excess roads leading to the centre. Under N.A.V. the average rate paid by the 102 most valuable shop-sites is only twice that paid by the average house in the township area.

Business operators in the Sale shopping centre would benefit directly by the spending of the rate savings of the householders. These are generally family people who spend their income as distinct from investment groups. Portion of their rate-savings would be gained at expense of vacant holdings owned by absentees and would be a nett gain to the district. Further stimulation to business turnover could be expected from new customers linked with the step-up in the building construction industry found elsewhere to follow the exemption of buildings from rates.

OTHER BUSINESS PROPERTIES

78 other business assessments with buildings valued at £610,120 and sites at £81,680 would carry rate reductions totalling £3,844 under U.C.V. rating.

75 other business assessments with buildings valued at £79,730 and sites at £95,790 would carry increases totalling £1,832.

The main groups of these miscellaneous business properties are summarized below:

Type Property	Rates Lower Under	Number of Assmnts.	Value of Sites	Value of Impvmnts.	Rates Payable Under: Site-Value (U.C.V.)	Annual-Value (N.A.V.)
			£	£	£	£
Factories & Workshops	(U.C.V.)	15	11,920	110,660	507	1,384
	(N.A.V.)	4	5,995	6,605	223	127
Garages	(U.C.V.)	4	6,820	25,880	256	332
	(N.A.V.)	6	8,240	6,950	309	151
Offices	(U.C.V.)	8	3,855	19,485	146	238
	(N.A.V.)	11	14,435	6,555	584	232
Hotels	(U.C.V.)	6	25,630	219,500	963	2,195
Banks	(U.C.V.)	2	2,130	7,720	88	99
	(N.A.V.)	5	26,505	29,005	994	555
Flats	(U.C.V.)	8	1,475	3,525	55	73
	(N.A.V.)	7	2,340	2,910	90	59

In each case it is the better-improved group which carried lower rates and the less-improved which carried increases under the site-value basis.

SECONDARY INDUSTRIES

Attraction of further industries to Sale has been sought recently but the N.A.V. rating cuts right across this objective. It loads the industries with annual rate charges which (together with the freight charges they must pay to and from the capital) may make their establishment or continued existence uneconomic.

Extent of the penalties imposed on such industries is seen below for the few firms which have been able to establish themselves in Sale.

Factory	Value of Impvmnts.	Value of Site	General Rates Under	
	£	£	U.C.V.	N.A.V.
			£	£
*Woollen Mill	43,120	3,200	180	463
Butter Factory	19,800	500	19	203
Iron Foundry	8,500	2,500	94	160
Bacon Factory	6,770	230	9	70
Flour Mill	7,000	560	21	76

Compared with site-value rates the General rates on the Woollen Mill are £283 greater under N.A.Value. Water rates at 1/6 in £ would be greater by £106 making total difference due to rating system £389. This is an annual charge equivalent to increasing capital cost on which interest has to be met by £7,780 (i.e. 18 per cent of value of the improvements) compared with that payable under site-value. Similar proportionate increases for the other industries would be Butter Factory (25%); Iron Foundry (21%); Bacon Factory (25%); Flour Mill (22%).

The high N.A.V. rates to these concerns as above are not warranted by extent of services rendered them by the Council. These are practically confined to road maintenance for wear caused by vehicles serving them. This cost would still be incurred by the council if these concerns had established in Melbourne or some other centre outside Sale. The vehicles would then have to carry the materials to rail-head or along roads to distant centres. Road-wear would still occur and council have to meet cost but would receive no rate revenue from the distant concern. The site-value rates are a reasonable contribution to council costs. *The Woollen Mill failed shortly after presenting this report. The premises were later taken over by J.J. Davies & Son following change to site-value rating. That firm acknowledged exemption of their prospective improvements from rate-increases was an important factor in their decision to settle in Sale.

Conclusion

It is considered that the information available from the survey warrants the conclusion that adoption of site-value rating would be beneficial to Sale City.

Acknowledgements

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(It will be of interest to record that the rating poll taken in August, 1954 resulted in the adoption of site-value rating in Sale. Votes recorded in favor of the change were 1,932 to 736 against.)

LAND VALUES RESEARCH GROUP STUDY

CITY OF SALE

Balance Sheet of Increases and Reductions in Rates Payable Upon Change of Rating System from Nett Annual Value to Unimproved Capital Value Basis.

Type of Property	Number of Properties and system with lower rates	<u>VALUES OF</u>		<u>General Rates Under</u>			<u>General Rates Under</u>		
		Sites (U.C.V.)	Improvements	Site-Value (U.C.V.)	Annual Value (N.A.V.)	U.C.V. Lower By	Site-Value (U.C.V.)	Annual Value (N.A.V.)	U.C.V. Higher By
		£	£	£	£	£	£	£	£
HOUSES	1,152 (U.C.V. Less)	326,266	2,168,535	12,235	24,948	12,713	-	-	-
	387 (N.A.V. Less)	206,560	271,340	-	-	-	7,746	4,794	2,952
SHOPS	21 (U.C.V. Less)	9,547	51,000	358	510	152	-	-	-
	102 (N.A.V. Less)	247,950	203,185	-	-	-	9,298	4,554	4,744
OTHER BUSINESS	78 (U.C.V. Less)	81,680	610,120	3,063	6,917	3,844	-	-	-
	75 (N.A.V. Less)	95,970	79,730	-	-	-	3,599	1,767	1,832
VACANT LAND	798 (N.A.V. Less)	273,066	29,430	-	-	-	10,240	3,030	7,210
TOTALS	1,251 (U.C.V. Less)	417,493	2,829,655	15,656	32,375	16,709	-	-	-
	1,362 (N.A.V. Less)	823,546	583,686	-	-	-	30,883	14,145	16,738
	2,613	1,241,039	3,413,340						

Comparative Rates Used Above: 9d. per £ U.C.V. is equivalent to 4/- per £ N.A.V.

The above balance sheet covers 98 per cent of the 2,672 assessments in the City.

The Total Unimproved Capital Value for the City was £1,255,982 and the Nett Annual Value £235,050.

THE CITY OF SALE

MAKES SPECTACULAR ADVANCEMENT UNDER SITE VALUE RATING WITH UN - TAXING IMPROVEMENTS

The city of Sale is located 207 Km. east of Melbourne near Lake Wellington in the beautiful Gippsland Lakes area of Victoria.

In 1954, the move to change from rating owners on the value of their improvements and turn instead to rating on the value of the site alone was made. A factual survey showed that confining attention to holdings with buildings upon them, 1,251 (69%) would carry lower rates and only 564 higher rates under the Site Value basis. Of houses 1,152 (75%) would carry lower rates and only 387 carry higher rates under the Site Value basis.

Examination showed that the position of the secondary industries in Sale was poor. There were only five such comprising the Woollen Mill; a Butter Factory; an Iron Foundry; a Bacon Factory and a Flour Mill. All of those were being subjected to high rate penalties under the Net Annual Value rating system. The Woollen Mill, which was most heavily penalised of all, failed shortly before the rating poll was taken, but the premises were later taken over by J. J. Davies and Son following the change to Site Value rating.

When a poll was demanded by ratepayers and a proposal to change to the Site Value rating basis was put to the vote it was carried by 1,932 votes for Site Value to only 736 against.

Since the change to Site Value rating the population of Sale City increased from a total of 5,120 in 1954 to 14,500 in 1982. In the same period the number of dwellings increased from 1,540 to 4,200.

Other indicators of the extent of Sale's further development since making that change lie in the later additions to its range of industries and assets. In particular its natural gas and oil discoveries are of great importance to the city as the gas purification plant is operating in close proximity to it. Associated service companies have now established in Sale.

The most recent series of developments which cap all previous ones was reported in "The Age" newspaper (5.9.84). This report said that the Sale City Council is developing a \$22,300,000 shopping complex, making the residents of Sale effective shareholders in the venture.

The centre, one of the largest regional shopping malls in Australia, was opened on 29th October, 1984, by the State Treasurer, Mr Jolly. State legislation was passed to allow the scheme to go ahead and the council has spent \$3,300,000 in demolishing and re-building the old railway station at the site.

The project includes an enclosed air conditioned shopping centre, a \$900,000 pedestrian mall linked to the city's main shopping area and considerable parking space. Major tenants are Target, Venture, Safeway, McEwan's and also 45 specialty shops. The project is one of the first undertaken for local government.

The key to Sale City's sustained record of advancement was the ratepayers' poll of August 1954. That scrapped the Net Annual Value rating basis which charged ratepayers on the value of their own outlay on buildings and improvements. Instead they now pay only according to the land value of their sites alone. This leaves ratepayers with full incentive to improve their properties to their own and the community advantage.

The following tables show, year by year, the rating basis used, numbers of dwelling permits issued, the values of the building approvals issued by the council according to the nature of the buildings involved.

The sources for the financial years ended 30th June from 1984 go back to 1967 inclusive and are those recorded in the Australian Bureau of Statistics returns to which its catalogue Nos. 8732.2 or 8702.2 refer.

The earlier series of figures which follow, cover the calendar years ended 31st December from 1959 back to 1948. They were recorded by the Victorian Government Statist and published in the Victorian Government Yearbooks.

The figures shown in the tables from years 1948 to 1954 give the building statistics recorded in the years when the rating basis was the Net Annual Value.

The figures shown for 1955 to 1959 (and the later period 1967 to 1984) give the comparative building performance under the Site Value basis.

SUMMARY OF SALE BUILDING DEVELOPMENT

According to Council rate basis in use

Years included	New dwellings (Nos.)	New dwellings (Values) \$ '000's	Other new buildings (Values) \$ '000's	Rating System
1967-84 (17)	2,548	55,697	43,859	S. V.
1955-59 (5)	144	876	644	S. V.
1949-54 (7)	424	1,644	948	N.A.V.

BUILDING APPROVALS

Issued Under Rating System Used By Council

Financial Years ended 30th June & Rate Basis	Number of new dwellings	Value of Buildings (\$'000)			
		New dwellings	Alterations & Additions to dwellings	Other New buildings	Total all new buildings
1984 S.V.	172	7,270	264	13,592	21,126
1983 S.V.	119	5,134	465	2,466	8,065
1982 S.V.	192	7,498	230	5,037	12,764
1981 S.V.	181	6,276	158	3,527	9,960
1980 S.V.	129	3,722	117	1,947	5,786
1979 S.V.	97	3,091	23	1,495	4,609
1978 S.V.	40	1,294	169	922	2,385
1977 S.V.	102	2,657	53	780	3,490
1976 S.V.	128	3,048	46	1,283	4,377
1975 S.V.	97	2,008	—	1,537	3,654
1974 S.V.	302	4,447	—	2,396	6,951
1973 S.V.	221	2,607	—	2,850	5,576
1972 S.V.	113	1,384	—	1,415	2,939
1971 S.V.	111	1,268	—	873	2,312
1970 S.V.	109	1,189	—	1,988	3,310
1969 S.V.	248	2,112	—	938	3,190
1968 S.V.	94	1,000	—	506	1,586
1967 S.V.	93	881	—	307	1,277
1958 S.V.	36	232	—	190	422
1957 S.V.	36	218	—	62	280
1956 S.V.	39	228	—	120	348
1955 S.V.	33	198	—	272	470
1954 N.A.V.	34	186	—	112	298
1953 N.A.V.	43	224	—	136	360
1952 N.A.V.	48	219	—	257	476
1951 N.A.V.	83	340	—	257	597
1950 N.A.V.	105	360	—	31	391
1949 N.A.V.	61	182	—	24	206
1948 N.A.V.	50	137	—	131	268

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Land-Value Rating in Practice—No. 1.

An Australian City Comes to Life

The First Year in Sale

Dramatic evidence comes from Victoria of the immediate stimulus afforded to production and beneficial development of all kinds by the untaxing of buildings, etc. At the end of August, 1954, ratepayers in the small city of Sale (pop. 6,000) gave an almost three-to-one decision in favour of adopting the rating of land values. The city, which covers an area of 5,442 acres, lies two hundred miles to the east of Melbourne and is the centre of an agricultural, grazing, irrigation and dairying area.

Industry Attracted

In a letter written in July, 1955, Mr. John Blyth, the treasurer of the Sale Ratepayers' Association, has recounted some of the benefits obtained during the first ten months under the new rating system. Following are extracts: "Firstly, we were all greatly heartened by the decision of J. J. Davies and Son to start manufacturing in Sale in what was the woollen mills. This industry was our first proof of the value of the new system, and as they hope to employ some 160 persons, in the first year, their help to the city is by no means small.

Idle Lands Developed, Shops Improved

"There were several vacant blocks in prominent parts of the city, even in the main street. Two large blocks have changed hands in Raymond Street. On one will be erected a shop for Dalgety's, and on the other (a huge block) a new garage is planned. Both of these should be in course of construction before the end of July.

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new houses are in course of construction on blocks previously unobtainable.

New Homes, Offices, Halls and Church Being Erected

"Blocks in the area bounded by Raglan Street, Gutheridge Parade, Reeve Street, and Foster Street, have been sold and building commenced on land which had been held idle since Sale was first settled. The Ambulance Service has secured land in Cunninghame Street, close to the centre of the town and will build modern offices and residence almost at once; other buildings are proposed in various parts of the city by the Masonic Lodge, and other organisations.

"The Memorial Hall, so long wanted by the people, is now under way. Although the change in rating is not directly responsible for this, we feel that they realise the great boost the town has received from unimproved rating, and have pressed on with confidence.

"A new hall is being erected on the corner of Macalister and Pearson Streets and a new Presbyterian Church is pushing upward on the corner of Raymond and Macalister Streets.

Municipal Revenue Increased

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[The foregoing article is reprinted from the September, 1955, issue of LAND & LIBERTY, journal of the United Committee for the Taxation of Land Values, 4 Great Smith Street, London, S.W.1. The current issue together with catalogue of books and pamphlets on the land-value policy and other leaflets will be sent free by the Publishers on request. Telephones: ABBey 6665 & 6695.]

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The centre, one of the largest regional shopping malls in Australia, was opened on 29th October, 1984, by the State Treasurer, Mr Jolly. State legislation was passed to allow the scheme to go ahead and the council has spent \$3,300,000 in demolishing and re-building the old railway station at the site.

The project includes an enclosed air conditioned shopping centre, a \$900,000 pedestrian mall linked to the city's main shopping area and considerable parking space. Major tenants are Target, Venture, Safeway, McEwan's and also 45 specialty shops. The project is one of the first undertaken for local government.

The key to Sale City's sustained record of advancement was the ratepayers' poll of August 1954. That scrapped the Net Annual Value rating basis which charged ratepayers on the value of their own outlay on buildings and improvements. Instead they now pay only according to the land value of their sites alone. This leaves ratepayers with full incentive to improve their properties to their own and the community advantage.

The following tables show, year by year, the rating basis used, numbers of dwelling permits issued, the values of the building approvals issued by the council according to the nature of the buildings involved.

The sources for the financial years ended 30th June from 1984 go back to 1967 inclusive and are those recorded in the Australian Bureau of Statistics returns to which its catalogue Nos. 8732.2 or 8702.2 refer.

The earlier series of figures which follow, cover the calendar years ended 31st December from 1959 back to 1948. They were recorded by the Victorian Government Statist and published in the Victorian Government Yearbooks.

The figures shown in the tables from years 1948 to 1954 give the building statistics recorded in the years when the rating basis was the Net Annual Value.

The figures shown for 1955 to 1959 (and the later period 1967 to 1984) give the comparative building performance under the Site Value basis.

SUMMARY OF SALE BUILDING DEVELOPMENT

According to Council rate basis in use

Years included	New dwellings (Nos.)	New dwellings (Values) \$ '000's	Other new buildings (Values) \$ '000's	Rating System
1967-84 (17)	2,548	55,697	43,859	S. V.
1955-59 (5)	144	876	644	S. V.
1949-54 (7)	424	1,644	948	N.A.V.

BUILDING APPROVALS

Issued Under Rating System Used By Council

Financial Years ended 30th June & Rate Basis	Value of Buildings (\$'000)				
	Number of new dwellings	New dwellings	Alterations & Additions to dwellings	Other New buildings	Total all new buildings
1984 S.V.	172	7,270	264	13,592	21,126
1983 S.V.	119	5,134	465	2,466	8,065
1982 S.V.	192	7,498	230	5,037	12,764
1981 S.V.	181	6,276	158	3,527	9,960
1980 S.V.	129	3,722	117	1,947	5,786
1979 S.V.	97	3,091	23	1,495	4,609
1978 S.V.	40	1,294	169	922	2,385
1977 S.V.	102	2,657	53	780	3,490
1976 S.V.	128	3,048	46	1,283	4,377
1975 S.V.	97	2,008	—	1,537	3,654
1974 S.V.	302	4,447	—	2,396	6,951
1973 S.V.	221	2,607	—	2,850	5,576
1972 S.V.	113	1,384	—	1,415	2,939
1971 S.V.	111	1,268	—	873	2,312
1970 S.V.	109	1,189	—	1,988	3,310
1969 S.V.	248	2,112	—	938	3,190
1968 S.V.	94	1,000	—	506	1,586
1967 S.V.	93	881	—	307	1,277
1958 S.V.	36	232	—	190	422
1957 S.V.	36	218	—	62	280
1956 S.V.	39	228	—	120	348
1955 S.V.	33	198	—	272	470
1954 N.A.V.	34	186	—	112	298
1953 N.A.V.	43	224	—	136	360
1952 N.A.V.	48	219	—	257	476
1951 N.A.V.	83	340	—	257	597
1950 N.A.V.	105	360	—	31	391
1949 N.A.V.	61	182	—	24	206
1948 N.A.V.	50	137	—	131	268

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