

Local & Munl. (1899) Department.

MISCELLANEOUS.

G.O., No. 176302

DATED 27/11/99

[Despatch Abstract.]

Tax

Recording with Remarks, letter from the
Collector of South Canara reporting on the recent
general revision of house and land tax registers
of the Mangalore Municipality.

BACK PAPERS.

G.O.	No.	Department.	Date.	G.O.	No.	Department.	Date.

FURTHER PAPERS.

G.O.	No.	Department.	Date.	G.O.	No.	Department.	Date.

Local & Munl. (1899) Department.

CURRENT No. 28577



From

The Acting Collector of South Canara.

Indo. Order. No. 1763-11-11-11

Recorded.

27. 11. 99 No. 435.R. / 99
G.P.

2. With reference to the remarks of the collector in paras. 3 to 5 of his memorandum, the Government observes that the method of fixing the annual value of buildings at a per-centage rate on their capital cost is opposed to Sec. 65(1) of the Madras District Municipalities Act.

3. The attention of the Municipal Council is drawn to the collector's remarks in para. 7. of his memorandum.

4. The Collector's proposal to include Karangalpari within

Vide para 8 of the memo.
S/11/11/11

SUBJECT.

House and Land Tax Registers of the Mangalore Municipality. — Report.

ing on the recent general revision of

Registered

Enclosures. Three.

Spare copies

Received

Dated 29th Oct 1899.

3rd Nov 99

BACK PAPERS.

G.O.	No.	Department.	Date.	G.O.	No.	Department.	Date.

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3. The attention of the Municipal Council is drawn to the collector's remarks in para. 7 of his memorandum.

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Vide para 8 of the memo.

The Municipal limits of Mangalore should form the subject of a separate communication in which the necessity for the measure should be fully explained.

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BACK PAPERS.

G.O.	No.	Department.	Date.

FURTHER PAPERS.

G.O.	No.	Department.	Date.

Note.
The revision of the house & land tax registers has resulted in an increase of Rs 3328 & Rs 2523, respectively, in the net demand under these taxes. The incidence of house tax per head of the population is Rs. 7-3 against Rs. 7-10 in Kumbakonam, where the registers were revised by a Special Officer. The revision may therefore be considered to have been done satisfactorily in Mangalore. For a precedent in regard to para 2, please see G.O. No. 10234 R. 26.6.95 & No. 2149 M. 14.12.98.

To The Chairman M.C. Mangalore
Collector of South Canara
supd Mang

* Vide G.O. 76.2m 14.1.98 K.

II Reference on G. No. 5/1898-99. Municipal Office, Mangalore, 13th January 1899.

From M. R. Ry. D. Ananthaya Avergal, Chairman, Municipal Council, Mangalore.
To A. F. Pinhey, Esq., Ag. Collector of South Canara, Mangalore.

Sir,
Adverting to your Reference, dated 7th September 1898, on G.B.R.No. 1160/98, I have the honour to forward the accompanying letter for favour of transmission to Government, and to state as follows:-
2. The main principle which I have followed in the revision of the assessments, is contained in Sub-Section (1) of Section 65 of the Act, viz. "The gross annual rent at which a building or land might reasonably be expected to let from month to month or from year to year shall, for the purposes of assessment under this Act, be deemed to be the annual value of such building or land." Of course, in the case of buildings or lands let out for hire, I have, as usual, taken the rent actually derived by the owners as the annual value, and where they are occupied by the owners themselves, the rental has been fixed approximately with due regard to their condition and situation and to similar properties let out in the locality. There are, however, cases in which for private reasons, such as, relationship, obligation, &c., houses or lands have been let out for less than what they would otherwise fetch. In such cases, I have entered the rent that might be fetched.

3. In respect of bagayat or gardens, cocoanut trees form their staple produce, and I have fixed one rupee as the average annual produce of a cocoanut tree (or a uniform rate of one anna per tree as tax per annum) which --

* as at 64 per cent on the annual value -

compares favourably with the rates proposed for Revenue Settlement purposes. For assessing the produce of paddy fields, I have fixed Rs. 3 as the average value of a mura of rice, and where only the bijavari is known, I have determined the produce, for Bettu, at Rs. 12 or 4 muras of rice per one mudi --- bijavari; for Majlu, Rs. 18 or 6 muras of rice; and for Bail, Rs. 24 or 8 muras of rice.

4. Of course, the assessments based on the aforesaid -- principles are subject to revision on petitions presented with reference to the accompanying notice under Section 69 of the Act and on appeals preferred to the Municipal Council under --- Section 97(i)(iii) of the Act.

5. In your letter under reply, you require the revised house and land tax registers to be submitted to you for inspection. But the figures have been entered only in the draft or rough wardwar lists prepared under the supervision of (the) ward Councillors; and, if you have no objection, I shall submit these lists for your inspection on any day (after the 17th instant till which date objection petitions have to be heard as per notice enclosed) you may fix for the purpose.

I have the honour to be,

Sir,

Your most obedient servant,

(Sd.) D. Ananthaya,

Chairman, M.C.

(True Copy).

Acting Collector.

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Dis.No. 698 D.
Rev/99.

South Canara General Duty

Deputy Collector's Office,

Puttur, 21st August 1899.

From

M.R.Ry. G. Narayan Swami Aiyar, Avergal,

Deputy Collector of South Canara.

To

The Collector of South Canara.

Sir,

With reference to your letter Refce.G.B.No. 1160, dated 18th May 1899, I have the honour to report as follows:-

2. As several appeals were pending, the final Register of assessment was not ready. I however, took --- from the Chairman, the original rough Registers of the 8 wards and examined a certain percentage as I was under --- orders to go to Puttur Division.

3. The rental has been fixed by the Chairman with reference to the probable rental the houses may fetch --- with reference to the locality, and the demand for houses, and not with reference to the present valuation of the --- houses. This is in accordance with the Act. I followed the same plan and noted the probable rental, the houses may fetch and made also enquiries as to the actual rents paid. Making allowances for the differences of opinion which two may hold and other circumstances, I find the --- assessment is on the whole satisfactory. I append 8 --- lists of houses inspected by me in the 8 wards.

4. I observed several new houses in almost each --- ward which are just completed & near completion and if --- they are promptly taxed, a considerable amount of Revenue may be added to the Municipal Resources.

5. As regards the land tax, the Chairman's estimate at one rupee per cocoanut tree is correct, but the Municipal Councillors have invariably reduced the tax on the ground that the average of a tree is much less than that.

So far as the land tax is concerned, I am of opinion that the Councillors have reduced tax unnecessarily.

I have &c.,

(Sd.) G. Narayana Swami,

Dy. Collector.

(True Copy).

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Acting Collector.

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Memorandum

(See No 3 to letter Dated 35.12.28)

Memo by Collector after inspecting houses in five of the eight wards of the Mangalore Municipality in connection with the revision of the House and Land Tax Registers

The result of my inspection is to show that the revision of assessment has been unequally done.

2. Houses. — The assessment in the Bazaars and more crowded parts of the town seems fair. On the other hand the assessment on the houses in more open parts appears to me unduly light in many cases. The reason is apparent and the result is one to be expected for the houses in the more open parts are those inhabited by Roman Catholic Christians who have a preponderating influence in the Council.

3. The members of this community appreciate good houses in fair sized compounds and the occupiers are in most cases the owners. The rents therefore have to be estimated. The ordinary way to estimate the rent of large buildings which do not rent easily would be to take a fixed percentage on the capital cost of the building. This is how the rent of public buildings, such as the District Court, &c., are actually calculated, the percentage being 5 per cent. of capital cost. The Council however decline to allow any such estimates to be made in the case of private houses, tile-works, mission buildings, &c., and the reason given

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is that, whatever the cost, no one except Europeans are ever willing to pay high rents and no rent even approximating that to be deduced by taking a percentage of capital cost would ever be obtained in practice from others of their own community. This argument appears to me untenable. It is true that no one would pay a high rent, say Rs 50 a month on a house that cost Rs 12,000, but the reason is that people wealthy enough to occupy such houses will not rent, but insist on buying or building for themselves. When they do so, they should undoubtedly be assessed at a rent that represents a fair interest on the capital sunk.

4. On this principle, several of the large tile-works and mission buildings in the town are very much underassessed, and the Chairman who attempted to revise assessments met with no support but the reverse. Figures in support of this statement can easily be furnished if my opinion is endorsed by Government and further revision considered necessary.

5. It must be remembered that estimating ^{the} rent ^{at} a percentage on the capital cost of a building must in all cases really give an underestimate rather than the reverse, for it leaves

out of account what we should call in England 'ground rent' and 'ground rents' in a prosperous place like Mangalore are always high.

6. It is not the fault of the Chairman (Mr. Ananthaya, Treasury Deputy Collector) that the assessments are not what they should be. It was obviously useless for him to propose initial assessments that would inevitably be reduced on appeal to the Council. As it is, much of his work was undone on appeal, the result of such appeals being a diminution of revenue by Rs 658-11-4.

7. Land Tax. — The Deputy Collector considers the Chairman's principle of assessment to be fair. The Council considered Rs 1 per coconut tree excessive and many appeals against the assessment were allowed in consequence. Personally I agree with the Chairman and Deputy Collector.

8. There is a considerable portion of what is really the town of Mangalore called Karangalpadi that is outside Municipal limits. It appears that a suggestion was made some years ago in the time of Mr. Wynne to include this within the Municipality and negatived at the suggestion of that officer. I think the time has now come to reconsider

the

the proposal.

South Canara Collector's Office,
Mangalore, 29th October 1899.

Acting Collector.
Ag. Collector.

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28.10.99.

Dis.No. 435-R of 1899. South Canara Collector's Office,
G. B. Mangalore, 29th October 1899.

From

A. F. Pinhey, Esquire,
Acting Collector of South Canara.

To

The Secretary to Government,

Local and Municipal Department,

Madras.

Sir,

With reference to Government Order No. 1512 M Misc.: dated 25th August 1898, I have the honour to forward herewith a Memorandum giving my opinion about the manner in which the recent general revision of the house and land tax registers of the Municipality of Mangalore has been carried out.

2. The principles followed by the Chairman in the revision of assessments have been set forth in his letter to me II Reference on G. No. 5/1898-99, dated 13th January 1899, a copy of which is enclosed.

3. The final assessments after the disposal of the appeals to the Council compare as follows with the original assessments by the Chairman and the old assessments:-

	Tax on Build- -ings.	Tax on lands.
Old assessments.....	Rs.15159-11-4	Rs. 2014-5-8
New assessments by the Chairman.....	Rs.19365- 4-6	Rs. 4896-5-3
Assessments after the disposal of revision petitions by the Chairman.....	Rs.19146-10-0	Rs. 4890-9-3
Assessments after the disposal of appeals by the Municipal -- Council	Rs.18487-15-0	Rs. 4537-5-3

3028-2-5

2522-15-3

4. The delay in the submission of this report is -- due to the fact that the appeals to the Council had not been fully disposed of till the end of August last. Then,

28/5/99/99