

【英汉对照全译本】

AN INQUIRY INTO THE NATURE AND CAUSES OF THE WEALTH OF NATIONS

国民财富的性质与原理

[英] 亚当·斯密 著

(二)

中国社会科学出版社

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赵东旭 丁 毅 译

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CHAPTER XI

Of The Rent Of Land

Rent is the produce which is over what is necessary to pay the farmer ordinary profit.

Rent, considered as the price paid for the use of land, is naturally the highest which the tenant can afford to pay in the actual circumstances of the land. In adjusting the terms of the lease, the landlord endeavours to leave him no greater share of the produce than what is sufficient to keep up the stock from which he furnishes the seed, pays the labour, and purchases and maintains the cattle and other instruments of husbandry, together with the ordinary profits of farming stock in the neighbourhood. This is evidently the smallest share with which the tenant can content himself without being a loser, and the landlord seldom means to leave him any more. Whatever part of the produce, or, what is the same thing, whatever part of its price, is over and above this share, he naturally endeavours to reserve to himself as the rent of his land, which is evidently the highest the tenant can afford to pay in the actual circumstances of the land. Sometimes, indeed, the liberality, more frequently the ignorance, of the landlord, makes him accept of somewhat less than this portion; and sometimes too, though more rarely, the ignorance of the tenant makes him undertake to pay somewhat more, or to content himself with somewhat less, than the ordinary profits of farming stock in the neighbourhood. This portion, however, may still be considered as the natural rent of land, or the rent for which it is naturally meant that land should for the most part be let.

It is not merely interest on stock laid out in improvements,

The rent of land, it may be thought, is frequently no more than a reasonable profit or interest for the stock laid out by the landlord upon its improvement. This, no doubt, may be partly the case upon some occasions; for it can scarce ever be more than partly the ease. The landlord demands a rent even for unimproved land, and the supposed interest or profit upon the expence of improvement is generally

第十一章 论地租

地租,作为使用土地的代价,自然是承租者根据土地的实际情状所能支付的最高价格。在确定租约条件时,地主总是试图使留给承租者的土地生产物的份额,只够用来补偿其购买种子、支付劳动工资、购置和维持牲畜及与其他农具的费用再加上当地农业资本的平均利润。这显然是租地者在不亏本的情况下所能接受的最低限额,而地主也根本不想再给他更多了。多于这个数额的生产物部分或者换句话说,也即这部分产物的价格,地主都自然地想设法将其据为己有。地租,显然就是承租者根据土地的实际情况所能支付的最高限额。当然了,有时候由于地主的慷慨大方,更多是由于地主的无知,地主接受了比这一数额稍低的地租;同样的道理,尽管比较少见,但有时候承租者也由于无知支付比这一数额稍高的地租,即满足于接受比当地农业资本平均利润稍低的利润。但这个数额仍然可以视为自然地租,也即可以自然使大部分土地出租出去应得的租金。

是支
租过
地农
超付
主利
利普
外润
部以
分那
产
物。

地租或许被认为只不过是回报地主改良土地资本的合理利润或利息。当然,在某些场合情况下部分情况的确如此,但这仅仅是部分而已。因为对于那些没有改良的土地,地主也索取地租。而所谓改良费用的利息或利润,通常只是这种原始地租的附

地租
不是
改地
良的
土地
的利
息,而
是地
主用
于改
良土
地的
费用
的利
息。

an addition to this original rent. Those improvements, besides, are not always made by the stock of the landlord, but sometimes by that of the tenant. When the lease comes to be renewed, however, the landlord commonly demands the same augmentation of rent, as if they had been all made by his own.

and is
some-
times
obtained
for land
incapable
of impr-
ovement,
such as
rocks
where
kelp
grows;

He sometimes demands rent for what is altogether incapable of human improvement. Kelp is a species of sea-weed, which, when burnt, yields an alkaline salt, useful for making glass, soap, and for several other purposes. It grows in several parts of Great Britain, particularly in Scotland, upon such rocks only as lie within the high water mark, which are twice every day covered with the sea, and of which the produce, therefore, was never augmented by human industry. The landlord, however, whose estate is bounded by a kelp shore of this kind. demands a rent for it as much as for his corn fields.

and for
the op-
portuni-
ty to fish.

The sea in the neighbourhood of the islands of Shetland is more than commonly abundant in fish, which make a great part of the subsistence of their inhabitants. But in order to profit by the produce of the water, they must have a habitation upon the neighbouring land. The rent of the landlord is in proportion, not to what the farmer can make by the land, but to what he can make both by the land and by the water. It is partly paid in sea-fish; and one of the very few instances in which rent makes a part of the price of that commodity, is to be found in that country.

It is
there-
fore a
monopoly
price.

The rent of land, therefore, considered as the price paid for the use of the land, is naturally a monopoly price. It is not at all proportioned to what the landlord may have laid out upon the improvement of the land, or to what he can afford to take; but to what the farmer can afford to give.

Whether
particu-
lar parts
of pro-
duce
fetch a
price
sufficient
to yield
a rent
depends
on the
demand.

Such parts only of the produce of land can commonly be brought to market of which. the ordinary price is sufficient to replace the stock which must be employed in bringing them thither, together with its ordinary profits. If the ordinary price is more than this, the surplus part of it will naturally go to the rent of the land. If it is not more, though the commodity may be brought to market, it can afford no rent to the landlord. Whether the price is, or is not more, depends upon the demand.

加额。况且并不总是由地主出资来改良土地,有些时候是由承租土地者出资改良的。然而,当续签租约时,地主往往都要求增加地租,仿佛所有的改良都是由他出资进行的。

有时地主对于人力完全无法改良的土地也索取地租。比如说海藻(kelp),它是海草的一种,当经过燃烧后,就可以产生一种用于制造玻璃、肥皂和其他用途的碱盐。不列颠的几个地方,尤其是在苏格兰,都生产这种海藻。它生长于高水位、一天能被海水淹没两次的岩石上。所以,这些海藻根本不可能通过人力来增加数量的。但是,地主对于这种由产生这种海藻的海岸线为界围成的地产,也像对他们的谷田一样征收地租。

时候根本的征
地对无良地
有还本改土
收租,助长的
有生长的藻
石;

设得兰群岛附近海域渔产极为丰富。鱼就构成了当地居民的大部分生活资料。但是,居民要想从这些水产物中获利,必须居住在附近的陆地上。这时当地地主所征收的地租,就不是与农夫从土地上所能获得的收益成比例,而是与他从土地和海上这两方面所能获得的收益成比例。这种地租的一部分是用海鱼来支付的。这种地租构成商品价格的一部分的例子比较少见,此处我们可以看到一例。

以及从的中
地捕机会得
获租。

所以,地租作为使用土地支付的代价,自然就是一种垄断价格。它完全不与地主改良土地的资金或者地主所能收取的数额成比例,而与农夫所能支付的数额成比例。

所以,是垄
地租一种
垄断价
格。

只有平均价格足以补偿将其送往市场所需的资本加上这种资本的平均利润的那部分土地生产物,才能经常送往市场进行销售。如果平均价格超过了这个限度,其剩余部分自然就归作土地地租了。如果没有超过这个限度,尽管货物仍可运往市场销售,但却并不能给地主支付地租。价格是否高于这个限度取决于需求。

部分产
物格是
足以
供租
于
决求。

Some parts are always in sufficient demand; others sometimes are and sometimes are not.

There are some parts of the produce of land for which the demand must always be such as to afford a greater price than what is sufficient to bring them to market; and there are others for which it either may or may not be such as to afford this greater price. The former must always afford a rent to that landlord. The latter sometimes may, and sometimes may not, according to different circumstances.

Wages and profit are causes of price; rent is an effect.

Rent, it is to be observed, therefore, enters into the composition of the price of commodities in a different way from wages and profit. High or low wages and profit, are the causes of high or low price; high or low rent is the effect of it. It is because high or low wages and profit must be paid, in order to bring a particular commodity to market, that its price is high or low. But it is because its price is high or low; a great deal more, or very little more, or no more, than what is sufficient to pay those wages and profit, that it affords a high rent, or a low rent, or no rent at all.

The chapter is divided into three parts.

The particular consideration, first, of those parts of the produce of land which always afford some rent; secondly, of those which sometimes may and sometimes may not afford rent; and, thirdly, of the variations which, in the different periods of improvement, naturally take place, in the relative value of those two different sorts of rude produce, when compared both with one another and with manufactured commodities, will divide this chapter into three parts.

PART I *Of the Produce of Land which always affords Rent*

Food can always purchase as much labour as it can maintain.

As men, like all other animals, naturally multiply in proportion to the means of their subsistence, food is always, more or less, in demand. It can always purchase or command a greater or smaller quantity of labour, and somebody can always be found who is willing to do something in order to obtain it. The quantity of labour, indeed, which it can purchase, is not always equal to what it could maintain, if managed in the most economical manner, on account of the high wages which are sometimes given to labour. But it can always purchase such a quantity of labour as it can maintain, according

对于土地生产物中的部分产物的需求,总是可以使其以超过运往市场原价的价格销售出去;而有些产物则或者可能或者不可能卖出这样的高价。那么前者就总能够给地主提供地租;而后者就会根据情况的不同,有时能够提供地租,有时不能够提供地租。

产是够需而部有有求的。他则没有这样的需求。

因此,应当看到,地租是以不同于工资和利润的方式进入商品的价格构成的。工资和利润的高低是价格高低的原因,而地租的高低则是价格高低的结果。因为一个特定商品送往市场销售所需支付的工资与利润有高有低,所以商品的价格也有高有低。这个商品的价格有些远远高于、有些远远低于或者不高于支付工资和利润的额度,正是这个价格的有高有低造成了有些商品能够提供高地租、低地租或者不能提供地租。

工资和利润是商品价格的结果。

本章分为三部分专门研究:第一,总能提供地租的土地生产物;第二,有时能提供、有时不能提供地租的土地生产物;第三,在不同的改良时期,这两种不同的天然生产物彼此之间相比较或者与制造品相比较时,所产生的相对价值的自然变化。

本章分为三部分。

第一部分 论总能提供地租的土地生产物

与所有其他动物一样,人类的繁衍自然而然地与其生活资料成比例。因此,食物总是或多或少地为人所需求。食物总可以购买或者支配或多或少的劳动力,而且也总可以找到愿意为获得食物而做事的人。当然,由于有时为劳动支付的工资很高,食物所能购得的劳动量并不总与以最节约的方式进行管理时所能维持的劳动量相等。不过食物总能根据附近地区劳动者的平均生活

食物总得以的数能维持劳动量。

to the rate at which that sort of labour is commonly maintained in the neighbourhood.

Almost all land produces more than enough food to maintain the labour and pay the profits, and therefore yields rent.

But land, in almost any situation, produces a greater quantity of food than what is sufficient to maintain all the labour necessary for bringing it to market, in the most liberal way in which that labour is ever maintained. The surplus too is always more than sufficient to replace the stock which employed that labour, together with its profits. Something, therefore, always remains for a rent to the landlord.

The most desert moors in Norway and Scotland produce some sort of pasture for cattle, of which the milk and the increase are always more than sufficient, not only to maintain all the labour necessary for tending them, and to pay the ordinary profit to the farmer or owner of the herd or flock; but to afford some small rent to the landlord. The rent increases in proportion to the goodness of the pasture. The same extent of ground not only maintains a greater number of cattle, but as they are brought within a smaller compass, less labour becomes requisite to tend them, and to collect their produce. The landlord gains both ways; by the increase of the produce, and by the diminution of the labour which must be maintained out of it.

The rent varies with situation as well as with fertility.

The rent of land not only varies with its fertility, whatever be its produce, but with its situation, whatever be its fertility. Land in the neighbourhood of a town gives a greater rent than land equally fertile in a distant part of the country. Though it may cost no more labour to cultivate the one than the other, it must always cost more to bring the produce of the distant land to market. A greater quantity of labour, therefore, must be maintained out of it; and the surplus, from which are drawn both the profit of the farmer and the rent of the landlord, must be diminished. But in remote parts of the country the rate of profits, as has already been shown, is generally higher than in the neighbourhood of a large town. A smaller proportion of this diminished surplus, therefore, must belong to the landlord.

Good roads, etc., diminish the differences of rent.

Good roads, canals, and navigable rivers, by diminishing the expence of carriage, put the remote parts of the country more nearly upon a level with those in the neighbourhood of the town.

水平购到得以维持下去的劳动数量。

但是,几乎所有的情况下,土地上生产的食物扣除维持将食物送往市场进行销售所需的劳动者的食物之外,还存在着多余的部分。这个多余的部分,也总是在扣除补偿雇用劳动所支付的资本和利润之外,还存在剩余可留作地主的地租。

所生产物比劳支利要因地而别。凡有地的都维持和的动付润多,此提租。

在挪威和苏格兰荒芜的旷野上,生长着一种牧草。用这种牧草饲养出来的牲畜的奶和繁殖出来的牲畜,扣除维持饲养牧畜所必需的全部劳动力和支付给畜牧人或者畜群所有者的平均利润之外,还存在少量的剩余可作为地主的地租。牧场地租随着牧场优良程度而增加。优良的土地要比同样面积的劣等土地能饲养更多的牲畜,而且还由于牲畜可以集中在较小的地区来饲养和收集他们的产品,这样就需要较少的劳动力。这样,从增加土地生产物的数量和维持费用的减少这两个方面地主都可以获得利益。

不管土地的生产物是什么,土地的地租是随着土地的肥沃程度不同而不同的;不管土地的肥沃程度如何,土地的地租又是随着土地的位置的不同而不同的。那些靠近城市的土地就要比同样肥沃但却位于偏僻地方的土地,可以提供更高的地租。尽管耕种后者所用的劳动量并不比耕种前者所花用的劳动量多,但将生产物从偏僻地区运到市场上却需要更多的劳动量。因此,偏僻地区必须需要更多数量的劳动,农场主的利润和地主的地租所得的剩余部分也就必然减少了。但在前面我们已经提到,通常情况下偏僻地区的利润率要比城市邻近地区的利润率高,因此,在这个减少了的剩余中,属于地主的那一部分必然会更少了。

土地和位不相。随着肥度地不租相。同也。

由于良好的道路、运河和通航的河道可以降低运输费用,就使得偏僻地区与临近城市的地区更加接近于同一水平。因此在此

的等减租差。好路以地的异的。