Submission to the Standing Committee on Climate Change, Environment and Water for the Inquiry into Ecological Carrying Capacity of the ACT and Region

RECEIVED
17 NOV 2010
ACT LA
COMMITTEE OFFICE

"It is not the private good but the common good that makes cities great."
- Nicolo Machiavelli

As the question of population is inextricably linked to this Inquiry, indeed the comments on the subject addressed to the local reference could apply nationally and even perhaps globally, I should declare that I am a member of the ACT branch of Sustainable Population Australia Inc., although the opinions expressed in this submission are my own.

Further, changes will occur between the time this submission is presented and the Inquiry begins. These are beyond my control.

Comment:

The ACT and specifically urban and suburban Canberra shortly is facing a major confrontation between the government, business interests, developers and the construction industry versus local residents over the question of infill and redevelopment.

In the north Dickson, Lyneham, O'Connor and Watson (Braddon and Turner have been lost) have seen action groups protesting against the extent of proposed infill building, while in the south Griffith (Griffith oval has been saved but at time of writing the unit development still was to proceed), Narrabundah (golf course and Salvation Army site), Red Hill (golf course) and the environs adjacent to the Canberra brickworks at Yarralumla are flashpoints.

To date the objections are largely in inner Canberra although indications are that Greenway foreshores and some other Tuggeranong suburbs are the next targets.

The surrounding region is not immune either with the defence site near Bungendore, the ongoing argument about Tralee and the major Queanbeyan residential development towards Googong all harbingers of increased population, with the Canberra region forecast to increase in people by 86,000 by 2016 ("Bishop urges work toward better world" Canberra Times, 20 September 2009,P14).

This may be a conservative estimate however because there does not appear to be any firm indication of population projections save the odd snippet of information: that the new Molonglo region will accommodate 40,000 people, at March 2009 our population was 349,900 (Sally Prior, Canberra Times 23 September 2009, P3) with nearly 4,800 babies born in the preceding 12 months, an inner city (Civic) population of 10,400 by 2016 ("ACT Government targets lease loophole" Canberra Times 15 February 2010, P2) and the Gungahlin region still incompletely built.

This mishmash of data obtained from newspaper reports provides to the public no clear statement of Canberra's growth projection over any time span. However *ACT Population Projections 2007 to 2056*, an ACT government publication, states Canberra's population will be 520,800 by 2056 (75 percent by natural increase, 25 percent by migration) with 400,000 of this total here by 30 June 2022. We presume further residential developments at East Lake and Kowen are included.

One must seriously question these figures including the 75 percent natural increase, when current indications show Australia's average family birth-rate is declining, and especially the considerable disparity between now and 2022 of a 50,000 increase (350,000 current to 400,000) then only 120,800 in the next 34 years to 2056!

If, as claimed elsewhere (See Page 5) we face a serious skills shortage due to retirements, why is the 2022-2056 increased population figure so low? Won't we need as many, perhaps more, people to address an equally serious skills shortage over those years?

And is not this claim supported by the Summary of Age Breakdown in the earlier official publication that by 2056 Canberra will have 43 percent of population 14 years and under, 33 percent 18-34 years, 43 percent 35-64 years and a whopping 214 percent over 65 years (the latter rising from 10 percent in 2007 to 20 percent in 2056).

Are such figures being manipulated because it suits government and the construction industry to do so now, so that the building boom itself can be justified?

Meanwhile we continue to build apparently with no concern for the future. Already there is a 16 percent vacancy rate in Civic commercial properties, the result of moves to the airport I am informed, where also there is vacant space (36 percent?). It also is an open secret the ACT is heavily over-retailed, yet the *Greater Canberra City Area Co-ordinated Action Plan 2010-2016* talks of bringing an extra 5,200 residents and 8,600 workforce into Civic while allowing the final extension of the Canberra Centre by 300,000 sqm of office space and an additional 3314 parking spaces, which I think from the plan only will be short stay.

These two initiatives seem to cancel themselves out, particularly if we accept that the extra people in Civic will encourage more optimists to set up shop in currently empty premises and the retail sections of new developments, thus maintaining the over-retailing already occurring. The extra parking may not help either. Civic retail now is not well patronised except by local workers and why should it be, given the parking charges, when people can shop elsewhere without these charges? (My own rare visits are for an occasional lunch and – stubborn loyalty – my barber). No wonder the two car-parks on London Circuit have not been developed yet – and when they do will be occupied by workers from older Civic buildings which will then be redeveloped and attract the workers back …

Perhaps the residential infill and development boom is to take up this slack in the commercial and retail areas and it certainly is doing its best. For example, the development application to demolish four houses in Wanniassa and replace with 21, I repeat 21, two storey townhouses with space for 44 vehicles ("Suburban infill unsettles neighbours" Canberra Times, 21 September 2009, P5) – an excessive number which is replicated in many suburbs as a look at development applications on the ACT Planning and Land Management (ACTPLA) website will confirm (See Attachment A).

The point to be noted at Attachment A is that few of the infill development sites are inner city, most are in residential areas where, while they may fall within the RZ2 zone, they are incompatible with surrounding residential suburban dwellings with yards for children to enjoy in safety.

There appears no control upon migration to the ACT either nationally or internationally. Thus the 1800 people to occupy the new (Federal) ASIO building at Campbell – a monstrous landscape blight itself – already could be living in Canberra or coming in from elsewhere. Have these people and their families for example been taken account of in our future population projections? Do the Commonwealth and ACT governments work closely together in planning departmental developments here?

Of equal perhaps more significance is overseas migration, either migrants or refugees, in the unknown consequences to population once they arrive. Apart from the humanitarian cost of housing, welfare etc.there is the dual issues of these often already large families adding to their number once here in Australia, including Canberra, and secondly, the time taken by such families to lower their birth rate to the Australian average once domiciled.

For example, a recent report ("Safe in the embrace ..." Canberra Times, 26 January 2010, P1) quoted a Sudanese family including 11 children celebrating Australia Day. While helping such people in their own countries is beyond the scope of this inquiry, I was surprised to learn the overseas migrant/refugee quotas failed to factor in how long it would take so many children, for example as mentioned above, to come down to the Australian birth rate when they had their own families.

Indeed no studies have been undertaken (although one demographer 'guessed' it might be two or three generations) on the changes the social and religious mores of these people have long-term upon Australia's – and therefore Canberra's – population and such unknown consequences cannot therefore be taken account of.

A further consideration which has not been explored to my knowledge in Australia, far less the ACT, is the amount of long-term welfare benefits taken up by migrants/refugees .In Denmark Muslims constituting five percent of its immigrants absorb 40 percent of the country's welfare budget (Article by Daniel Pipes and Lars Hedegaard quoted by Susan MacAllen, http://familysecuritymatters.org/.)

Yet the absence of any local population policy profoundly affects our quality of life and already we are experiencing the effects in terms of traffic congestion and the ever-increasing need for more and wider roads. This is but the beginning however, because other services inevitably will come under stress.

Some are obvious. Infill can create social problems: noisy parties, parking limitations, loss of privacy, but others are more discrete. The 24,000 sqm Equinox

Business Centre in Kent Street Deakin and the 114 apartment development on the old Embassy motel site also in Deakin are both completely out-of-character with the neighbourhood in density and height requirements (unless they are precursors of more local high-rise development?), while the proposed infill adjacent to the old Canberra brickworks in Yarralumla at 1800 units and 4000 people will *double* the population of the suburb.

Apart from substantially altering these suburbs character, the effect upon the infrastructure: sewerage and water pipes, electricity etc. is considerable and unmanageable without expensive upgrades.

On the broader front there are equally expensive considerations. If infill is too concentrated and provides more than the one bedroom units builders insist are being sought, we may face education difficulties. Many schools in inner areas of Canberra have been closed over the years due to declining enrolments and most sites have been redeveloped. Are we then to expensively bus students to out-of-area schools, thus increasing traffic and pollution, perhaps to schools already full therefore either increasing class sizes or adding expensive and unpopular demountables?

The addition of health facilities – including the big ticket item of another state-of-the-art hospital – is inevitable if Canberra and region continues to grow, as is additional nursing homes.

The latter could be a particular problem because the supply of land in local areas to meet the needs of aging people would be hard to find, leading either to the facilities being well out-of-area (more traffic?) or precious green space sacrificed. Similar difficulties will face those with mental health needs and care would have to be taken not to accommodate such people in high-rise ghettos.

It would be a supreme optimist who predicted crime rates would not rise with population increase and smaller living spaces, just as the road toll has increased this year (and why not, there are more people and thus more people driving cars, notwithstanding efforts to encourage public transport and bicycle use).

However the biggest issue is water.

It has been instructive to note the twists and turns of the pro-development lobby during the eight years of mandatory water restrictions, the Stage 3 restrictions since 2006 and finally the August 2010 announcement that Stage 2 restrictions could now be put back. And all of this has occurred because of rain which lifted dam levels to 65 percent capacity.

It should be noted however that Canberra's water restrictions have only eased (not been abolished) and the rainfall which made this improvement possible was described as *above average winter rainfall* (Canberra Times, August 27, 2010, P1). Meantime our residential, commercial and retail construction continues unabated and we are assured all will be well once the Cotter Dam is enlarged and ACTEW's Snowy pipeline from the Murrumbidgee River to Googong Dam is completed late 2012 (perhaps).

It won't.

No matter how many or how big dams are built they need rain to fill them and unless we receive above average winter rainfall continuously in future we will be back to more draconian restrictions. Our summers will continue to be hot – perhaps hotter with global warming? – and if drought returns maybe even the Snowy pipeline will not provide the predicted salvation. And all of these uncertainties even without increased population – as argued by a local resident (Attachment B).

A further important consideration about the problems of growth was pointed out by Jennie Goldie in a letter-to-the-editor (Canberra Times 28 August 2010) when, speaking of the ACT government's announced intention to cut greenhouse gas emissions by 40 percent by 2020, she said:

> "The more people the more per capita levels will have to drop. Total emissions will always be average per capita multiplied by the number of people."

Given the problems outlined above, why are we rushing ahead with new broad acre development and excessive infill?

Supporters say it is necessary, that a looming skills shortage, for example, will call for 120,000 – 150,000 more people ("Help! We need …" City News, 1-7 April 2010, P3) to replace the 47 percent of our working community who are retiring baby boomers. This is a variation upon the argument we need more working people to compensate for our aging population: we won't be able to look after the older generation unless we increase our younger population.

Leaving aside the immediate problem of where we will obtain sufficient water, already discussed, for existing and projected people increases, these arguments solve nothing because the difficulties they predict will be repeated *ad infinitum*. The next 47 percent of skilled workers who retire will have to be replaced, and then younger workers will be required to replace these original younger workers who now have aged …

These arguments are fallacious; there are other more venal reasons for the overdevelopment of Canberra and, by extension, the region.

Overseas migration is too high but necessary to keep consumerism itself high across Australia, including the ACT. We have become conditioned to indulge our wants, including scarce resources; we have become the user society, totally materialistic.

Unfortunately such a society needs to be constantly expanded and be improved upon – planned obsolescence – otherwise it will falter, so it is claimed.

Supply and demand is encouraged by governments for they see it as a sign of a prosperous society. However unlike elsewhere the ACT does not have the broad range of industry which benefits – and is taxed accordingly – from diverse opportunities.

To provide the services the residents of Canberra need and are entitled to, our local government really has only two major sources of revenue: sale of land and local rates and taxes.

No government willingly puts up rates upon residential properties, thus affecting too many voters and the alternative, land sales, is an easier method of raising revenue. Whether or not the release of land is deliberately restricted to keep the price high is not of major importance to this inquiry; it is the scarce resource, land itself, which could be used for more productive or other activities not its price which is important.

Infill is a different matter. By its very nature such land, close to existing services, is more valuable and a government will seek to maximise its sale price. This in turn requires the successful purchaser if a developer to maximise the density of the development in order to make a profit.

The result is massive overdevelopment of relatively small sites (as shown at Attachment A) with accompanying environmental degradation and a diminished quality of life for neighbours and local residents, many of whom have lived in the area all of their lives. Despite dark mutterings of bias, it is difficult to see how planning authorities can avoid more than tinkering with developers' infill proposals, given the price paid for the land and the need for a profit.

While this is the fundamental reason for the environmental rape of our suburbs, there are secondary factors as well. Government, business associations and some big businesses themselves (the airport for example, which seeks to become a national transport hub ideally linked with a Very Fast Train to Sydney) have big city aspirations not shared by many ordinary residents and totally out-of-step with the "Bush Capital" image.

Unions too have profited from increased development, becoming more powerful. Ms Sarah Schoonwater in an interview with The Canberra Times, 20 January 2010, P3 ("Union boss returns to law roots") stated when she took over the CFMEU some two and a half years ago there were about 600 local members, now there are more than 2500 members in the ACT.

While this union membership increase would not displease the current ACT government, it does present a possible political problem if the existing building boom declines and significant numbers of tradesmen are looking for work: a situation which encourages further broad acre and infill development to keep the labour force in the ACT.

Conversely – and perversely – the building boom also has resulted in a lack of experienced tradesmen and this deficiency has led to public claims of shoddy workmanship in numbers of residential units and even was suggested following the Barton Highway bridge collapse that day labourers were recruited ("Claims of cash for bridge labour" Canberra Times, 7 September 2010, P1).

Such allegations do not deter the development lobby who seem to favour a full steam ahead approach. No doubt competition is fierce (over 1000 residential listings alone in ACT and region's Domain section of Canberra Times 28 August 2010 edition), margins might be tight and to stop building might mean collapse. What a way to run a business and no justification anyway to destroy the Bush Capital.

And what are we doing to address these pressures upon Canberra and the region?

Not much. The interminable talk about light rail continues (another big city aspiration?) but its link as I understand is only between town centres and thus commuters will use their own transport from these points.

Unless they all use bicycles – an unlikely event – the traffic and pollution problems only will be shifted not solved. Public transport from these hubs to be effective would require a massive investment in buses and, given Canberra's winter weather, still could prove unattractive to commuters.

And what of commuters from the surrounding region, people who for various reasons choose to live outside the ACT? Are they to be bussed in from NSW or provided with car parks at light rail suburban town centre hubs?

We could decentralise our major business but efforts to date to achieve this by either the Commonwealth or the ACT public service have not been very successful, with major centres such as Gungahlin still seeking a relocated department and even Tuggeranong given only token recognition.

Meanwhile Civic continues to grow with reports of eight or nine new or redeveloped buildings ("Back in office: resurgence in ACT commercial market tipped" Canberra Times 9 September 2010, P4) including consolidation of departmental offices despite draconian efforts to force staff into unreliable meandering ACTION buses by prohibitive daily parking rates.

It is unlikely these "big city" developments will ease the over-retail problems mentioned earlier because they will be accompanied inevitably by more retail in these very buildings.

Woden too has had its share of building (Aviation House) and refurbishment (Sirius Building for Health) but why, when we are constantly told thanks to technology we can work from anywhere, even home, do our government departments resist decentralisation to such wild outer limits of Canberra's bureaucratic reach as Gungahlin and Tuggeranong?

Anyway, why do we insist upon growing bigger and bigger? People are fond of arguing that we must address a future for our children and particularly, our grandchildren, faced with the challenges of global warming and climate change. Yet few express similar concerns about overpopulation: crowded cities, service – especially water – shortages, transport gridlock, housing costs, environmental degradation, with food, health and education standards all below what we enjoyed.

Is this what we want for our future citizens and our heirs?

So what's to be done?

First let me say we have here in Canberra an opportunity to set an example to the rest of Australia – albeit a drastic solution but if I might draw an analogy: most people like sex, they do not like rape and the latter, brutally, is what is taking place here in the ACT in the name of progress.

Progress of course is another name for development which is another name for growth and for making money – the sole aim of ACT governments, developers and the construction industry.

Their combined efforts will see Canberra and region's population continue to grow to increasingly unsustainable and unchecked numbers as successive administrations and their business cohorts take their profits and move out, vacating the stage for the next group of players. And all of this is legal and justifiable under existing rules.

So change the rules.

If we want a sustainable population to enjoy the lifestyle Canberra still has into the future (our children, remember?) halt and critically review all future land releases, either broad acre or infill, and restrict medium density residential development to two storeys in the suburbs with high-rise in the town centres subject to individual examination.

Further, we should explore a suggestion put forward in Business Review Weekly ("Payback for Nimbys", BRW, September 23-29, P12) (Attachment C) that homeowners should be compensated for noise, increased traffic and other disadvantages of a new development. Called a Backyard Bonus (or BYB) this initiative would do much to address the problem of a neighbour profitably selling off their house to a developer who then, as identified in Attachment A, builds multiple units on the site thus affecting adjacent residential housing. As the article states: "It is by no means clear why people should suffer a loss just because it is to other people's advantage that they do so."

The effect will diminish the local construction industry who will seek major work elsewhere, like before new Parliament House was built and their numbers grew to a political force they are in Canberra today, leaving smaller operators to attend to ongoing building and renovation work which always exists.

Such action also will affect a major revenue stream of ACT governments. For this rates and taxes will have to increase because we cannot expect to protect – even insulate – our local quality of life without some cost to ourselves (probably the greatest impediment to necessary action on this unquestionably difficult issue because it calls upon people to stop being selfish).

To those who react in horror to the attack upon the profitable construction industry just remember slavery was once yet another profitable but destructive business. Let's move on.

Ends

Greg Cornwell

2/16 Woolls Street
YARRALUMLA ACT 2600

24 September 2010

ATTACHMENTS:

Attachment A: Development Applications ACT Planning & Land Management Authority, July 2010 (P3)

Attachment B: "Why save water to grow the population" (Letter-to-Editor, Canberra Times, 16 January 2010)

Attachment C:" Payback for NIMBYs", BRW 23-29 September 2010, (P12)

ATT. A

Development Applications ACT Planning & Land Management Authority
July 2010

CHIFLEY 3 Pell Place 3 houses to be replaced with 10 units of 2 storeys

CHIFLEY 49 MacLaurin Cr 2 houses to be replaced with 8 units

CHIFLEY 103 Eggleston Cr 3 houses to be replaced by 14 units

DICKSON 57 Marsden St 2 houses to be replaced with 12 units of 2 storeys

DUFFY 8 Mokoan Place 3 houses to be replaced by 14 units of 2 storeys

GRIFFITH 52 Stuart 5 houses to be replaced by 31 units of 2 storeys

HOLDER 1 Pearson St 2 houses to be replaced by 9 units of 2 storeys

KAMBAH 109 Boddington Circ 2 houses to be replaced by 9 units of 2 storeys

LYNEHAM 7 Owen Cr 1 house to be replaced by 6 units of 2 storeys

NARRABUNDAH 1 Bundeela St 3 houses replaced by 23 units of 3 storeys

O'CONNOR 79 Macarthur Ave 2 houses replaced by 23 units

PAGE 11 Jevons Pl 2 houses replaced by 10 townhouses

PEARCE 18 Biddlecombe 2 houses replaced by 8 units of 2 storeys

WANNIASSA 17 Ashley Dr 2 houses replaced by 1o units of 2 storeys

YARRALUMLA 41 Hampton Circ 1 dwelling replaced by 34 units of 2 storeys

A number of other applications in Braddon, Bruce, Chifley, Dickson, Griffith and Turner (total 10) were omitted because of insufficient detail or were clearly in unit complexes e.g. Braddon and Turner.

ATT B

Why save water to grow the population?

I resent the Actew "Save 10" campaign, (*Canberra Times*, January 9, advertisement p2). Why should I save 10 litres of water while Jon Stanhope is busy inviting thousands more people to live in Canberra?

The ACT population grew by 1.5 per cent between 2007 and 2008. According to Australian Bureau of Statistics, household use in 2001 was 280,000 litres.

Assuming three persons per household, then Canberra needed an extra 485,300,000 litres in 2008. If everyone in Canberra saved 10 litres as the campaign suggests, the saving would only be 3,400,000 litres. There is a 481,900,000 litre shortfall! Why are we increasing Canberra's population when we cannot provide water for them?

Our responsibility is first to the people who already live here, and we have been under restrictions for seven years!

Why do I have to watch my tomatoes wilt and die so that Gungahlin can grow uninhibited? Why should I feel guilty growing my vegetables? I can buy from the shops, but the vegetables I buy from the shops come from irrigated farms, probably from the same Murray-Darling catchment that Canberra lives in.

There is no net saving of water in my buying my vegetables rather than growing them. The water all comes from the same system.

When is Canberra (and Australia) going to realise that we live in a dry land? Water is our limiting resource.

I suggest that we carefully limit Canberra's immigration at least until we are free of water restrictions. We simply do not have enough water.

Margaret Kalms
Page

ATT C

Payback for NIMBYs

● The problem is familiar: too many people chasing too few houses in Sydney, Melbourne and Brisbane because existing residents object to new developments. The consequences are runaway house prices and entrepreneurs with no housing equity to secure a business loan against.

But a solution to the "not in my backyard" objection put forward by two researchers might be unfamiliar enough at least to rattle the stalemate between developers and NIMBYs.

In desperation, state governments have taken to simply overriding local objections to certain developments. This is unfair, says Jeremy Shearmur, of the Australian National University, and Richard Shearmur, of the Universite du Quebec. "[It] is by no means clear why people should suffer a loss just because it is to other people's advantage that they should do so," they write in the latest issue of *Policy*, the quarterly magazine of the Centre for Independent Studies.

"The answer ... seems fairly obvious. If some people are being asked to bear a burden for the sake of overall social wellbeing, they should be compensated. They should receive what might be called a backyard bonus, or BYB."

The proposal is inspired by a similar scheme already operating in France whereby those living close to nuclear power stations are offered a substantial discount on their electricity. Under the Shearmurs' scheme, the BYB would compensate homeowners for the noise, increased traffic and other disdvantages of a new development.

"Any group can put forward a proposal for the facility to be located in their community," they explain. "This structure would lead to the development of specialist commercial companies which would look at these proposals and engage in a discovery process for communities that fit the objective specifications.

"Given that compensation would be due to each affected individual, there would be an incentive to meet the specifications in ways that involved as few people and as low a disadvantage and risk to them as possible."

Anthony Sibillin

Debtor financing on rise

● Businesses are turning to debtor financing to smooth out cash flow fluctuations and fund growth says research from the Institute for Factors and Discounters of Australia and New Zealand.

Total factoring and discounting turnover for the June quarter was $14 billion – an increase of 5.3 per cent on the previous quarter.

Rob Lamers, chief executive of the debtor finance for Oxford Funding, says small to medium-sized enterprises are increasingly turning to confidential invoice discounting, where they sell their invoice book to a debtor financing firm at a discount to fund growth.

Under invoice discounting, businesses receive less than the total sum owed but they can use the funds immediately rather than having to wait for payment.

According to Lamers, confidential invoice discounting is the most common form of debtor financing.

It enables companies to receive funds owed while maintaining contact with their customers. Invoice factoring, where companies in effect sell their entire invoice books to a finance company grew by 13 per cent in the June quarter.

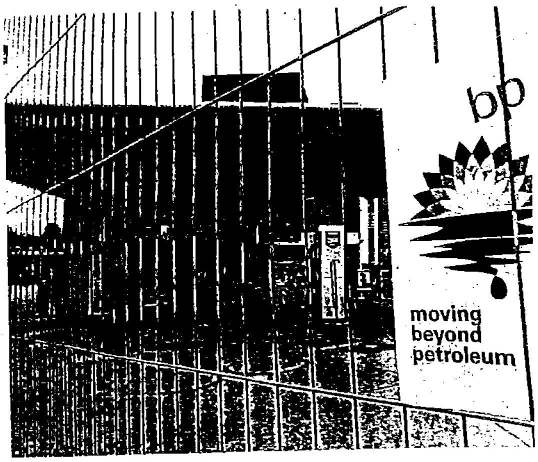
Wholesalers are the biggest users of debtor finance, with 33 per cent of their total receivables sold through debtor finance mechanisms.

Manufacturers (21 per cent) and the property and business services sector (10 per cent) are also big users. (See "Leaving the best to last", page 46).

Jeanne-Vida Douglas

I am a huge bull on this country. We will not have a double-dip recession at all. I see our businesses coming back almost across the board

Legendary Investor Warren Buffett talking up the United States economy.



Brand backlash for BP

● The environmentally devastating oil spill in the Gulf of Mexico in April and the subsequent public backlash have pushed the BP brand off the list of the 100 best brands in the world.

A new survey by brand consultancy Interbrand reveals that BP has fallen outside the top 100; it was considered the 83rd best brand last year. To make matters worse for BP, competitor Shell has jumped up 11 places to 81. Chief executive of Interbrand Australia Damian Borchok says the oil spill demonstrated the disconnect between BP's Beyond Petroleum branding and its actual business.

"All too often organisations try to use brand as a messaging tool," he says. "Beyond Petroleum never really sat at the heart of the business."

The top five brands on the 2010 list were Coca-Cola, IBM, Microsoft, Google and GE. By rising from seventh last year to fourth, Google has moved closer to Microsoft than it ever has been. Toyota's recall of an estimated 9 million cars pushed its brand out of the top 10; it fell from eighth place in 2009 to 11th.

Technology brands occupy five of the top 10 places and 22 per cent of the top 100. Apple increased its brand value 37 per cent but is still only 17th on the list. The BlackBerry brand has risen in value by 32 per cent to take it to 54th.

The brand occupying the last spot on the top 100, belonging to luxury brands company Burberry, is worth $US3.1 billion ($3.3 billion). The top brand, Coca-Cola, is worth $US70.5 billion.

No Australian companies made the list. Borchok says Telstra has the biggest brand in Australia (he values it at about $10 billion) followed by the big banks and Woolworths. Australian companies fail to make the list because they are either not big enough or not well recognised internationally. Billabong has a strong brand, according to Borchok, but it is too small to make the top 100. "No Australian brand has taken on the world and succeeded," he says.

Andrew Heathcote

Black da paying t devastat Gulf of I

6

The pro people vocatio educat qualific

The nat level ha number higher e qualific 63 per from 4 1999, show.