

# The man with the plan

A new book says Melbourne should prepare for a population of 40 million by 2050

**B**rian Haratsis is not short of an opinion. The Melbourne economist, property and planning strategist and adviser says governments of all persuasions have failed to address the infrastructure crisis, plan for an ageing population and recognise the requirements for the resources boom.

But he has a plan. In his book *Australia 2050 – Big Australia* he says it is time for a collaborative approach to nation and city building.

“We must plan and invest to accommodate a population of 40 million by 2050,” he says.

The book encourages Australians to invest in the national, metropolitan and regional building efforts only after developing a plan that meets the needs of a population in excess of 36 million people.

“The main hypothesis of the book is that it



will be at least 36 if not 40 million by 2050. It is not just immigration, but it is also about meeting the health and ageing needs. We cannot afford not to grow.”

Haratsis says with that growth governments need to increase the density in our cities.

“We are in crisis,” he says. “We now have the lowest density per person in the developed world per land area and the highest housing prices in the world. You can’t do that. We don’t have any particular impediments to building here.

“We have a major failure in public policy, which has been caused by a complete lack of co-ordination between state and federal policy making.”

He says city infrastructure is crumbling. “There has been a bipartisan reduction in infrastructure investment per capita for the past 15 years, so literally, cities don’t have the necessary public transport, they

don’t have enough new roads or hospitals.”

Haratsis also questions a plan to stop migration at a time when Australia is facing its first resources boom without the labour and infrastructure required to sustain it.

But it is the ageing population that really concerns Haratsis. He says no governments have a proper plan for ageing. “If you look at any of the new metropolitan strategies, none of them actually have a strategy for ageing. If you go to the Intergenerational Report number three, the biggest economic issue is not climate change, it is health and ageing.”

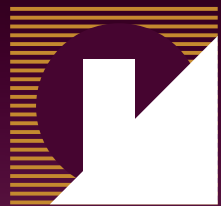
Haratsis is travelling the nation consulting on issues of ageing, planning and infrastructure. He comes to these issues with almost 30 years’ experience. He is founder and CEO of MacroPlan Australia, a multidisciplinary consultancy of economists, strategic and statutory planners, financial analysts, community infrastructure specialists and property research analysts. ■

*For more information or to be part of the discussion, visit [australia2050.com](http://australia2050.com)*



## Showroom sale

Since 2007, the Dutton prestige car showroom on Claremont Street, South Yarra has captivated passers-by, who peer longingly through its windows at Maseratis, Ferraris and Lancias. Now, in the year of the company’s 100th anniversary, the purpose-built showroom is up for sale. The museum-style space was built to replace the previous one on Church Street, Richmond, which was the home of the Dutton empire for 18 years. Back then it was run by Jeff Dutton and his father Albie. The current Dutton showroom is run by Jeff’s son James, the fourth generation to take the helm. The showroom is being sold in an expressions of interest campaign closing December 10, 2010. For more information contact David Combes at Alexander Robertson on 0407 533 164.



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