

The voice of postcode 3000

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Leempeeyt Weeyn Festival winds up

A ancestral camp fire ceremony at Federation Square on August 20 marked the end of Leempeeyt Weeyn Festival.

One man played the didgeridoo and other two danced around during the last moments of a fire that warmed CBD locals and visitors at the 15-day aboriginal festival.

Visitors and locals enjoyed the performance by indigenous artists.

This photo was taken by Juan Boada, who is this month's CBD Local. Turn to page 15 to read our story about Juan and enjoy more of his CBD photography.



Doyle at the end of his tether on oBikes

Lord Mayor Robert Doyle has come "to the end of his tether" with the operator of the oBike scheme and is preparing to act.

Speaking to a group of local small business operators at the town hall on August 16, Cr Doyle outlined a series of possible remedies to the cluttering of public areas by the bicycles.

He accused oBike of avoiding meaningful discussions to arrive at an acceptable solution.

"I reckon they've played us on the break for two months," he said. "We entered these discussions with them in good faith. They've made promises, including the provision of data and that has not been forthcoming."

"As recently as yesterday, there was real, I would say, anger amongst councillors that

they haven't tried to do the right thing."

Cr Doyle accused oBike of not caring where their bicycles ended up.

"When you pay your 70 bucks, they couldn't care less. And they'll just leave them anywhere and you can leave them anywhere," he said.

"We're at the end of our tether. We've worked with them for two months now."

"My suggestion to them was, you know, we have MOUs with Coles and Woolworths where they go around and pick up discarded trolleys. And we've said: 'we think you need that model to keep them neat, to keep them upright and in places where people want

them'. At the moment, they look like they've been scattered by a giant hand."

"If they're not prepared to do that, then my next step is to go to a bylaw, which turns them into just another street trading permit - because they're using the public realm for private purposes."

"If we can't do that, then we do have rules around obstruction and clutter. And we'd be prepared to remove them."

"We've tried talking with them for two months. It's been pretty unproductive so far."

"But here's the thing that's scary though: There's something like six other operators who have the same model," he said.

oBike Australia marketing head Chethan Rangaswamy denied the company had not been genuine in its dealings with the council.

"We at oBike are in all honesty have been having upfront and open conversation with the City of Melbourne," Mr Rangaswamy told *CBD News*.

Mr Rangaswamy acknowledged the company had been "challenged" by some of the places its bikes had ended up.

"We have since added more resources to our efforts to raise awareness. When you look the usage numbers these incidents are solvable with more awareness," he said.

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City joins WeChat

The City of Melbourne has officially joined Chinese social media platform WeChat.

The council's international engagement chair Cr Philip Le Liu said:

"Melbourne is the only local government in Australia to have access to WeChat's audience of almost 1 billion people."

"As someone who uses WeChat every day I know this is a great way to engage a community, with WeChat users spending 66 minutes a day on average browsing their feed."

"There are also more than 10 million corporate accounts, with the social media network fast becoming an accepted way to do business in China."

"WeChat is the perfect place for Melbourne to showcase its growing status as an international business hub with a booming start-up sector."

The City of Melbourne's WeChat account will be trialled in a six-month pilot project, with new articles, photos and information posted every week.

Content will include business opportunities, Melbourne sector capabilities, major events, What's On and useful information for visitors.



A screenshot of City of Melbourne's WeChat account.

Cr Le Liu said the account would target international students who were keen to study in Melbourne and need help to navigate the city.

As WeChat restricts corporate accounts to registered Chinese entities, the account has been set up through the City of Melbourne's office in Tianjin.

The City of Melbourne is the only Australian local government to have an established business office in China. The office is a dedicated resource designed to facilitate trade, investment, civic and educational exchange between the two cities.

Melbourne and Tianjin formed a sister city relationship in 1980.

Doyle at the end of his tether on oBikes

Continued page 2

"We also have operations teams looking at bike usage data and re-deploying the bikes to the busy areas accordingly from lesser busy areas - daily!"

Mr Rangaswamy also said oBike had established a rapid action team to police "proper parking", ensuring that bikes did not take up public parking loops, were not parked on private property and always "park in a safe and civic manner".

"We will be ending our pilot test end of August," Mr Rangaswamy said. "We will then look at the data holistically and compare it to other international cities and share it with the local councils to better come up with local solutions."

Mr Rangaswamy said more than 5000 apps had been downloaded in Melbourne. He said 90 per cent of the more than 1000 oBikes circulating in 17 suburbs had been ridden at least once.

"We will move the bikes if they have not been used after one week," he said.

"We conduct extensive research in each location that we deploy our bikes in, taking into account the population, transportation habits and the bicycle infrastructure availability to decide on the numbers of bikes to place at each location."

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A New Real Estate Conversation



Sam Nathan
Managing Director

Melbourne continues to take its place on the Global stage, and the ongoing maturity of the apartment market is emerging as a critical driver of our dynamic city.

Critical to the success of Melbourne's central city has been its role as the hub of one of the world's most liveable cities. The Melbourne CBD and city fringe could be considered relatively unique due to the integrated retail, lifestyle, employment, education, restaurant, transport and residential opportunities contained within a simple city plan, from which Melbourne's famous city fringe suburbs, multicultural hubs, sporting precincts are easily accessed.

The central city and city fringe is responding to Melbourne's overall success, with the permanent population growing. The critical component of change is however absent from much commentary, being the rapid evolution within the medium-higher value owner occupier market.

Our collective experience across some of Melbourne's most renowned residential developments has never before witnessed such a pronounced shift in the awareness of, and demand for, owner occupier apartments in the central city and city fringe.

Our significant growth over the past year has resulted in our office being more active in the market than may be apparent, including:

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- Our senior sales team has had leading roles in some of Melbourne's most iconic developments. This comprehensive involvement of the market allows us to understand the context/position of individual buildings and properties, and provide transparent and informed guidance to clients.

Understanding the drivers of the city market is critical in accurately representing the interests of vendors, and ensuring the full narrative of a property is portrayed to the market. The central city is now an iconic residential offering with points of difference and story worthy of being told to the market...its position is to become further entrenched as this market shift continues.

To discuss how we can assist you understand the ongoing evolution of the market and position of your property, please feel free to make contact with us directly.

Government city schools beyond capacity

By Sunny Liu

Government schools near the city continue to overflow as more families move to the CBD and the surrounding areas.

The 2016 census shows 5804 families now live in postcode 3000, up from 3706 in 2011.

With the rising number of city children, the CBD is shifting from a "singles' paradise" to a more family-friendly residential area.

However, the number of public schools in inner-city Melbourne does not seem to be keeping up with the heightened demand.

There are about 696 children living in the CBD and attending either a primary or a secondary school.

The provision zone of Parkville-based government secondary school, University High School, covers most of the CBD and North Melbourne and parts of Docklands, West Melbourne, Parkville and Carlton.

The 2016 census shows the combined number of primary and secondary school-aged children in these areas is 3269, while University High School's capacity is 1200.

Lobby group City School For City Kids (CS4CK) claimed there were 10,000 school-aged children living in the CBD based on calculating from the census, although *CBD News's* calculation is 3269.

CS4CK said it was "extremely concerned" that most of the children living in inner-city areas were "being forced into private

education for lack of adequate government school provisioning".

The group argued that the influx of high-rise apartment towers in the CBD and surrounding suburbs had worsened the situation.

"As the census results indicate, the planning and education departments have totally failed to align school provisioning with planning approvals in a scale of magnitude that is overwhelming," CS4CK said.

The group also said the proposed new Docklands primary school, with a capacity of 425, was "a drop in the ocean" for the increasingly large number of children living in the school zone.

CS4CK said there were 1429 students enrolled at University High School, 229 students beyond the school's capacity.

The state government's *Docklands School Provision Review* states that University High School is likely to experience a shortfall of 400 enrolment places by 2031.

The government report also found that by 2031, secondary schools in inner Melbourne would need an extra of 2000 places to meet enrolment demand.

The department also acknowledges that

some inner-city schools rely on relocatable classrooms to achieve total capacity.

The designated neighbourhood zone for University High School introduced by the State Government in 2012 aims to restrict this popular school's enrolment, which also results in some city students being assigned to government schools not the closest to their home.

On the eastern and southern sides of the CBD, government secondary schools Collingwood College and Albert Park College offer limited enrolments for students from the southeast side of the CBD and Docklands respectively.

However, these schools are also overflowing, with the 1100-student Albert Park College having room for only 230 students and relying on relocatable classrooms to meet demand.

In comparison, there are a lot more private schools available for city children, including the CBD's only school Haileybury College, St Michael's Primary School in North Melbourne, Melbourne Girls' Grammar in South Yarra, Melbourne Grammar School and St Aloysius Girls' College.

A Department of Education and Training spokesperson told *CBD News*: "We are

delivering an unprecedented \$2.5 billion to build and upgrade schools across Victoria - including new and upgraded secondary schools in Melbourne's inner-suburbs - so that every family in every community can access a great local government school."

"Docklands families will have improved access to government secondary schooling in 2018 with the new University High School zone now taking effect."

"The Government's Inner City Schools Package will deliver the new Richmond and Prahran High Schools, expand capacity at Albert Park College, identify a new secondary school site at Fishermans Bend and fund the delivery of the new Footscray Learning Precinct - so that local families living in the inner-city can continue to attend a great local secondary school."

In response to CS4CK's claim that 10,000 children were zoned to University High School, the spokesperson said: "We annually review the need for new schools using detailed demographic modelling and enrolment trends at schools across Victoria, and work with local councils and planning authorities to identify and plan for new schools."

winter night * market

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Authorities move in on Port Phillip Arcade

By Rhonda Dredge

Casting has started for the lead in the latest drama to hit the Port Phillip Arcade. Tenants have been given until September 5 to vacate their premises so that Metro Tunnel can start demolition for its new tunnel.

Rumour has it that the owner of one business refuses to go and will chain himself to the bain Marie rather than relinquish his hold on a profitable quarter in the CBD.

The arcade is home to a range of authentic Asian food outlets, including Thai, Chinese, Sri Lankan and Japanese kitchens that have pioneered the lunch deal in Melbourne.

The queue was long at Ratee Thai on the day notices of their impending demise were posted. The cafe has yet to find an alternative venue and customers are unlikely to follow them very far.

Port Phillip Arcade is a communal space, frequented by students from nearby Victoria University and those travelling through from Flinders Street Station to the library or meetings at Ross House. Corporate commuters tend to eat at food courts closer to their place of work.

The arcade is unique in that it simulates the street culture of Asia, allowing customers to snack casually as if seated outside yet be protected from the weather.

"In a way, for government, communities are



a nuisance," said Helen Bowman, a frequent customer at Ratee Thai. She was sitting with her friend at a long table, joining in the conviviality of the Asian-style of dining.

Metro Tunnel is not offering compensation for loss of business or community. Individual offers have been made to tenants ranging from \$30,000 to \$125,000 to cover the costs of relocation.

"Go and see the engraver," Ms Bowman said. "He's been there for a long time. It will be a great loss. He's part of the fabric of the place.

He's put in so much. He knows the stories."

In Metro Tunnel's world, the only stories worth considering are those that solve the problems of Melbourne's transport. Possession of the arcade by the authority has come earlier than expected, after the awarding of construction contracts.

"The city is changing in so many ways," said another customer Marion Crooke. "I don't think they've looked in a futuristic way. Look how Collins St has been ruined. What a price to pay. We haven't got ownership anymore."

The land beneath the arcade, along with a parcel of properties along Swanston St, has been rezoned and is now under the control of the Department of Transport. Planning approval is not required for any work.

"There was no warning this was going to happen," Ms Bowman said. "You don't see the whole picture."

Metro Tunnel has put notices in all of the newspapers but that is not the issue for the tenants who have established their business in this lively part of the CBD.

No one wants to leave. Kim Sing opened a Chinese cafe in the basement 30 years ago. The sushi place has been here for 19 years, Jolly J's for 20 years and Max Stern since 1956.

John Morris has had a key cutting and engraving business here for 51 years.

"I was here with my father," he said. "There was a birdcage in the middle and a sailor with a winding handle that showed the business signs. There was an umbrella repairers, a hearing aid shop and a record store. It was middle-of-the-road, not posh like the Block Arcade."

Phil Glasson from the Cake Deco shop has been in the arcade for 33 years. "They're trying to make it hard for everybody," he said. "They want everyone to get out so they don't have a headache. People come to our shop from Singapore and Hong Kong. We've got a five year lease with a five year option."

Yukio Hirata from the sushi cafe is not happy either.

"No one is happy. I'm not allowed to take my stove, sink or air-conditioning. I have to leave everything behind. I bought them new 20 years ago."



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Underspending on works and staff blowout

By Stephen Mayne

How does City of Melbourne manage to consistently underspend its capital works budget by tens of millions of dollars every year?

That is the key question to emerge from the council's 2016-17 Financial Performance Report which was unanimously approved by councillors on August 15.

The Lord Mayor described the \$13.1 million underlying surplus as "an excellent result" but there was no commentary in the committee room or the 19-page report about why only \$91.6 million of the \$133.86 million capital works budget was spent.

When the 2016-17 draft budget was first unveiled on May 5, 2016, the capital works budget was set at \$108 million, but this then soared to \$133 million courtesy of a \$29 million underspend in 2015-16, \$26.4 million of which was carried forward to 2016-17.

There was a similar underspend and carry forward a year earlier in 2014-15, although underspending the target by \$42 million in 2016-17 is the biggest miss in council's history.

So what happened this time? Well, the public won't know the full project specific underspending until the fourth quarter

capital works report comes to the August 29 council meeting.

However, the council works report for the first nine months of the year from the May 30 council meeting is instructive. Back then, the cumulative underspend was only \$16.43 million (\$60.67 million against a year-to-date, nine-month budget figure of \$77.1 million). In other words, the City of Melbourne was budgeting to have a hefty \$56.76 million capital works spend in the June quarter, but only managed to spend \$31 million over those 92 days.

In terms of specific projects, the figures for the first nine months are instructive as the major underspends were in:

Queen Victoria Market renewal program: only \$3.7 million of the \$9.2 million budget was spent in the first nine months. Final underspend \$4 million.

Rollout of new LED street lights: zero of the \$5.6 million budget had been spent.

Bicycle Improvement Program: only \$1.33 million of \$2.67 million budget was spent in first nine months.

Upgrade to Lady Huntingfield Children's Centre: \$391,000 spent against budget of \$2.2 million.

Flood mitigation renewal: only \$957,500 spent against budget of \$2.65 million.

Parking meter renewal: only \$150,000 of \$1.3 million budget spent due to delays from Swedish supplier.

Roadway renewal: only \$2.67 million spent of \$5 million budget.

Major streetscape improvements: only \$1.9 million of \$4.35 million budget spent.

Parks renewal: only \$3.32 million of \$7 million budget spent.

Green Your Laneways Pilot Project: only \$236,962 spent of \$1.63 million budget.

Climate change adaptation streetscape renewal: only \$651,120 spent of \$1.5 million budget.

You get the picture – underspending across a range of projects that won't be delivered as promised in an election budget which was clearly too optimistic.

That said, the council's financial position remains strong and town hall is cashed up to invest heavily into QVM and other projects. There was an unexplained \$41.7 million book profit on an asset sale which is presumably related to the Metro Rail project and City Square but hasn't been disclosed.

Cash contributions from developers came in \$10.2 million ahead of budget at a record \$17.2 million as the development boom continues. This also fed through into higher than expected supplementary rates lifting overall rates revenue \$4.63 million ahead of budget to \$262.3 million.

The council has a staggering of \$37.74 million cash in its open space reserve and will need more than just the \$35 million Southbank Boulevard project to spend this.

Another round of property revaluations lifted the overall statutory annual surplus to \$292 million as council's net worth soared to a healthy \$4.2 billion.

We won't see which parks and buildings have been re-valued until the 2016-17 annual report is released in October but top of the pops last year were Royal Park (up \$11m to \$298m), Fawkner Park (up \$4m to \$194m), Fitzroy Gardens (up \$17m to \$185m) and Queen Victoria Market (up \$20m to \$123m).

On the revenue front, parking fees were a healthy \$3.8 million ahead of budget at \$49.9 million, even without an expected post-election fee rise.

However, parking fines finished \$3.6 million below budget at \$39 million due to higher levels of compliance and industrial action related to the fractious enterprise agreement negotiation with the unionised workforce.

The eventual wage settlement – plus a round of redundancies amongst divisional finance staff which will save \$800,000 a year – saw overall staff costs finish \$4.56 million ahead of budget at \$156.2 million. This followed on from a \$3.86 million staff spending blowout in 2015-16 when a \$139.4 million employee budget came in at \$143.3 million.

Overall, the council is over-spending on staff and under-spending on capital works.

Stephen Mayne was chair of the Finance and Governance Committee from 2012-16 and is an occasional CBD News columnist.



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Compromise on QVM

The City of Melbourne appears set to compromise on its Queen Victoria Market redevelopment by leaving intact half of the historic open sheds previously earmarked for removal and renovation.

Council city design director Rob Adams recently outlined the changes to opponents of the council's redevelopment plans for the market.

CBD News understands that, rather than excavate a basement under all of A,B,C and D sheds, the basement will now be confined to only the Peel St half of the sheds. However, the basement will be deeper – with three levels.

The first level will be dedicated to trader services; deliveries will be made to level two; and customer parking will be on the third level.

Such a move would mean far less disruption for traders during the construction period, with fruit and vegetable traders not needing to relocate to a temporary pavilion.

It would also at least partially diminish concerns about whether the heritage sheds can successfully be removed, renovated and reinstated without damage.

Council management is expected to soon seek conceptual support for the change from councillors. The council is yet to apply for planning approval to remove the sheds and construct the basement. Heritage approval will also be needed before such work can be carried out.

A City of Melbourne spokesperson said: "The City of Melbourne is engaged in the schematic design phase for the development of the Quarter 2 (upper market) infrastructure works, and subject to council approval, will lodge an application for planning and heritage approval in September. Following this, we will move into the detailed design phase, which will involve trader engagement on operational efficiencies."



The alternative plan created by architects John McNab and Jennifer Gomes.

Thanks, but no thanks – Doyle

Lord Mayor Robert Doyle has politely told opponents of the council's Queen Victoria Market (QVM) redevelopment that he won't be taking on their alternative development plan.

At the council's August 15 Future Melbourne Committee meeting, Cr Doyle said: "We thank you for your passion and the work you have put into it. We are set, I think, on a particular track. I wouldn't want to give you hope that we would deviate from five years of very hard work."

The plan was the previous evening presented to 200 interested people at a public meeting at the Drill Hall in Therry St.

Chaired by failed lord mayoral candidate Phil Cleary, the meeting heard that:

- Planning Minister Richard Wynne had asked for the alternative plan;
- The plan would cost \$130 million and would take 12-15 months to construct; and
- Adoption of the plan would avoid the need to remove heritage sheds and excavate beneath them.

Architects John McNabb and Jennifer Gomes designed the plan for Friends of Queen Victoria Market.

They said their design would see the creation of a sky park for recreational and educational uses for up to 1100 people.

"The above-ground, weather-proof car park will be covered in plants. It basically provides a community concourse with lift access. It can be used for concerts, performances, gardening demonstrations



About 200 people attended the August 14 public meeting at the Drill Hall.

and functions," Mr McNabb said.

The plan also features the use of renewable energy including solar panels and biodegradable waste management.

Mr Cleary told the crowd the dispute over the market redevelopment would, ultimately

be determined in the political arena.

"Politics will win this battle," he said. "We need to mind Richard Wynne and (Premier) Daniel Andrews that if they go with Doyle on this they will have trouble at the coming Victorian election."

Mr Cleary invited attendees to sign up for a community picket line. He said commitment was sought from people willing to put themselves in front of construction equipment. Mr Cleary later told CBD News that some 30 people had signed up.

Former Heritage Victoria executive director Ray Tonkin told the meeting too little emphasis was being put on social aspects of heritage.

"Melbourne City Council needs to take another look at what is significant about the place," he said.

Introduced as a market expert, Dr Jane Stanley told the meeting that the QVM generated \$1 billion annual economic benefit – equivalent of the University of Melbourne.

She said consumers were rediscovering the value of markets.

Trader Stan Graczyk supported the alternative plan. He described it has "low risk" for traders and said uncertainty surrounding the market meant that no one was "championing" the market.

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Share car policy stalled in the slow lane

By Shane Scanlan

After two years pursuing an unpopular share car policy, the City of Melbourne has achieved less than 20 per cent of its 2021 CBD target.

When councillors approved the policy in July 2015, the council was aiming to have 1230 spaces within the "CBD". As of last month, it had achieved just 217.

The council is close to its "on-street" target of 100, with 83 spaces now available for share cars. But it is nowhere near the 1130 off-street spaces it envisaged, with only 134 being provided.

Share car operators widely criticised the 2015 policy position, arguing at the time that it was economically unfeasible. Most specifically, they objected to the council's requirement that they rent an off-street space before the council would release to them an on-street parking bay.

Green Share Car owner Paul Cummaudo told *CBD News* his company was yet to apply for any more City of Melbourne spaces since the 2015 policy was introduced.

He said it was simply uneconomic to rent off-street spaces for up to \$500 per month to qualify for on-street spaces.



"Off-street spaces just don't work in this industry," he said.

And, despite his issues with the City of Melbourne, he said his company had been working productively with neighbouring municipalities where share car requirements were being mandated through planning permits to developers.

The City of Melbourne promised a review of the controversial policy after 12 months of operation but has reneged.

Instead, it says share cars will be considered as part of a wider 2017/18 transport policy "refresh".

"The City of Melbourne has assessed the

operation of car sharing in the municipality, including holding discussions with car share operators," a council spokesperson said.

"We have determined that the current car share policy will remain in place to provide operators, including new entrants, with greater certainty."

The council is currently charging operators an annual fee of \$3000 per on-street parking bay within the Hoddle Grid and \$2000 for spaces within a wider-defined "CBD" including Southbank.

It is closer to its targets within the Hoddle Grid, particularly with on-street quotas. Already, 29 of 30 available on-street spaces have been taken. In the "fringe CBD" areas, 54 spaces of an allocated 70 spaces have been taken up.

Last year, operators told *CBD News* they were prepared to lose money on Hoddle Grid spaces to prevent them being taken up by competitors.

As a sweetener to the harshness of the 2015 policy, councillors included into the successful motion undertakings to help share car operators.

They requested management to:

- Make share cars a theme of one of the 2015-16 developer forums; and
- Connect car share companies with apartment block bodies corporate where appropriate.

But these undertakings were not acted on.

A council spokesperson said: "Developer forums during 2015-2016 had a greater focus on a review into the built form of the central city, which was considered a higher priority at that time."

"Car share operators have provided feedback to the City of Melbourne indicating they did not face barriers in making initial contact with body corporates (owners' corporations) as they seek to install off-street car share spaces."

GoGet carshare has had a better experience, with Victorian general manager Justin Passaportis telling *CBD News* his company had added roughly 20 off-street spaces in the CBD and immediate surroundings.

GoGet claims to have 10 per cent of the City of Melbourne's population as members.

"It is our understanding that the review is in process and naturally will take a while. We look forward to growing both off-street and on over the coming months and working ever more closely with the city, including them helping us form strong partnerships with developers for the provision of carshare for new and even existing buildings," Mr Passaportis said.

"The last year has been a learning experience as we have worked with the City of Melbourne to maximise utilisation and place cars to serve the community within the current policy framework."

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Art to break the power

By David Amaya

A 50-metre-long wooden strip carried by seven people divided the CBD's traffic during Nite Art 2017 last month.

Split was an experiment of German artist Fabian Knecht who was the inaugural international guest of Nite Art.

The idea was to bring a performance that may disrupt people's routine and challenge authority by presenting such a large object in a public space.

"We carried an object which is bigger than the measurements allowed for construction by city's law," Mr Knecht, who is widely known for using art as a means to break power and rules, said.

During the journey, Mr Knecht, a student, an old woman, a mother holding a baby and three others crossed some popular CBD streets with the long and heavy piece of wood in their arms.

Although the experimental artwork could



Artist Fabian Knecht showcases his work during Nite Art.

cause inconvenience and irritation, pedestrians tried to grab the best spot to take some pictures and videos.

People's appreciation of the eccentric public art shows the CBD is not just the centre of Melbourne but also a big art hub.

Mr Knecht intends to practice social activism through this unusual artwork.

"By questioning art we can take paths

beyond convention," he said.

During Nite Art, 50 artists' work were featured in museums, galleries and the streets.

Perhaps the street was the most progressive scene because, in some cases, it involved people who were not only spectators but also part of the artwork.

New tower on Victoria St

Melbourne developer Perri Projects is applying to build a 25-storey mixed-use tower at 23-29 Victoria St.

The proposed building, designed by Woods Bagot, will replace the existing service station at the northern CBD site bordering Carlton.

The 86m tower will include a total of 86 one, two and three-bedroom apartments, two ground-level retail tenancies and 539sqm of office space on the podium levels.

The building site borders Victoria and MacKenzie streets and the north-facing apartments and offices will enjoy relatively unblocked views of Carlton.

The potential new building's height is in contrast to the ultra-high rise skyscrapers immediately to its south as well as to the low-rise Victorian style houses to its north.

The external design features a mix of white concrete, bluestone metal cladding, Flemish bond brick and clear glazing.

The developer and architect also propose to activate public space on MacKenzie and Victoria streets through ground-floor retail shops and a new through-building laneway.

The western end of the site is adjacent to the heritage-listed Horticultural Hall and to the north is a two-storey commercial building at 394 Russell St constructed in the late 19th century.

The podium height of the new building will match the parapet height of the Horticultural Hall and the 394 Russell St building and the tower will be set back 1.5m above the podium to separate it from the two low-rise buildings and maintain the prominence of the Horticultural Hall.

Boys photographed in toilets

By Kate Mani

Police have released an image of a man spotted taking photos of young boys inside public toilets at Federation Square.

They are hoping to assist the Melbourne Sexual Offences and Child Abuse Investigation Team which is investigating the Wednesday, May 31 incident.

Around 3pm, a number of boys between the ages of 10-12 had their photos taken by a

man in his mid-20s. The man is believed to have then met up with another man waiting outside the toilets before the pair walked away, while the boys reported him.

Police believe the man is of Asian appearance with tanned skin and was wearing a light grey jumper with dark grey dots, black shorts, a Red Bull cap and grey Nike shoes.

The iPhone he used to take the photos had a white cover.

Crime Stoppers is urging anyone with information about the incident to call them on **1800 333 000** or lodge a confidential crime report at crimestoppersvic.com.au



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Razor wire causes concern

Residents have expressed concerns about the installation of a fence with razor wire at the entrance to Wesley Church on Little Lonsdale St.

Residents group EastEnders first noticed the razor wire fence, blocking the church's former publically-accessible walkway, in July.

The group said the razor wire was unsightly and contradicted Melbourne's status as one of the world's most liveable cities.

Jenny Eltham, EastEnders' president, said the use of razor wire was not fitting for the CBD's appearance.

"It is an inexpensive and quick method of providing some measure of security but totally inappropriate in the CBD of a major city," Ms Eltham said.

She also said birds and bats could suffer injuries from the razor wire.

"We have precious little animal life in the city and what we have needs to be protected and encourage."

The residents are also concerned that the walkway through the Wesley Church yard between Lonsdale St and Little Lonsdale St has now been closed to the public.

The fenced-off site at Wesley Church's former car park at 130 Lonsdale St has been acquired by developer Charter Hall to build a high-rise commercial office building, Wesley Place.



Charter Hall's spokesperson told CBD News the razor wire fence was used to keep out intruders.

"Razor wire was installed because we have had some trespassers frequent the site in the past. The fence can ensure the safety of the community and ensure no one enters the site unauthorised," the spokesperson said.

The spokesperson said the developer could potentially replace the razor wire with construction hoardings, but it was not currently in the plan.

Ms Eltham said she has also seen a similar razor wire fence on the corner of William and Collins streets and another on Collins St.

EastEnders have contacted City of Melbourne councillor Jackie Watts about the razor wire in July.

Cr Watts soon replied and said she would contact the responsible council body to investigate whether the razor wire fence was listed in the council's construction management plan.

Melbourne wins again

By Kate Mani

Melbourne has been named the World's Most Liveable City for the seventh consecutive year.

The study, carried out by the Economist Intelligence Unit (EIU), compared the living conditions of 140 of the world's major cities and awarded Melbourne a score of 97.5 out of 100.

Melbourne is the only city to have received the award for seven years in a row and received the same criteria scores as it did in 2016: 95 for stability, 95.1 for culture and environment and 100 for healthcare, education and infrastructure.

Melbourne's low crime rate was a key contributor, with the EIU report showing how global terrorism threats have detracted from the liveability of cities.

Lord Mayor Robert Doyle believes the award will encourage international groups to choose to relocate to the city.

"This accolade is an important selling point for Melbourne internationally: for businesses to invest or move here, for the best and brightest people to make Melbourne their home and for tourists to visit us," he said.

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Harvey plays a wicked Willy Wonka

Haileybury College year 7 student Harvey Garnaut played a wicked Willy Wonka at the city school's first dramatic performance on August 16.

Years 5 to 8 students repeated their performance of Roald Dahl's *Charlie and the Chocolate Factory* the following night.

Head of performing arts at Haileybury City, Philippa Bell, congratulated the cast on the school's first home-grown play, adapted by Richard George.

She said: "Nearly half the cohort of middle school auditioned with an excitement that was infectious."

Council criticises West Gate Tunnel EES

By Sunny Liu

The City of Melbourne has slammed West Gate Tunnel's environmental effects statement (EES), calling it a "fundamentally flawed" project with no community benefit.

Peter O'Farrell for City of Melbourne told West Gate Tunnel's Inquiry and Advisory Committee (IAC) on the first day of the six-week public hearing that the EES was "inadequate".

"The city's case is that the EES of the project is manifestly inadequate and it has not been demonstrated that the adverse environmental impacts of the project in its current form are outweighed by its benefits," Mr O'Farrell said.

"Overall this project will do more harm to this state than it will do good."

Mr O'Farrell also questioned the credibility of the 10,000-page EES, released on May 29 by the Western Distributor Authority and exploring the project's impacts on traffic, physical environment, human health, community and heritage.

"Our submission will be that this EES is not balanced, or comprehensive or transparent as an assessment of the impacts of the project, nor does it adequately examine the alternatives."

"(The EES) is not determined by what the proponent (Western Distributor Authority) thinks it should contain and far less by what the proponent wants to provide."

"The city also intends to explore whether sufficient information has been provided to and the community to allow proper assessment of the project," Mr O'Farrell said.

West Gate Tunnel's IAC received more than 500 submissions from the community, many of which have or will be heard over six-weeks of public hearings at Footscray Community Arts Centre until September 22.

In the council's submission, it argues the project is "outdated", "inadequate" and "inconsistent with contemporary integrated city and transport planning" as it will bring more vehicles into the CBD.

The City of Melbourne is further presenting over four days at Footscray Community Arts Centre on August 25, 28, 29 and 30.

The EES can be found at www.westgatetunnelproject.vic.gov.au/ees and submissions to the IAC can be viewed at www.planning.vic.gov.au

ST MICHAEL'S UNITING CHURCH THE THINKING PERSONS CHURCH

Celebrating St Michael's Day with a week of inspiring events.

SALLY-ANNE RUSSELL AND RHYS BOAK

One of Australia's finest mezzo sopranos, Sally-Anne Russell, to perform a special one-hour recital accompanied by St Michael's own Music Manager, Rhys Boak, one of Australia's finest organists.

1pm, Tuesday 19 September
FREE EVENT

PETER SHERIDAN AND RHYS BOAK

Celebrated flautist, Peter Sheridan to perform an innovative program of music accompanied by Rhys Boak on piano and organ. Experience the thrill of hearing the world premiere of a flute sonata by Philip Rawles.

1pm, Thursday 22 September
FREE EVENT

HEALTHY AGEING SEMINAR

Join Clinical Psychologist Julijana Chochovski, from The Cairnmillar Institute, as she explores the keys to motivation in later life. Learn about setting goals and finding rewards in what you do and what you don't want to do.

11am, Friday 22 September
Cost: \$20 includes tea, coffee and sandwiches
Bookings: www.stmichaels.org.au

PAUL GRABOWSKY IN CONCERT

Experience one of Australia's most celebrated jazz musicians as he presents a solo piano program highlighting the artistry and skill which have resulted in many accolades over his 40 year career, including 5 ARIA Awards.

7pm, Friday 22 September
Tickets: \$20 full, \$60 for a group of four
Bookings: www.stmichaels.org.au

WELCOME TO COUNTRY

Acknowledging the Traditional Owners of the land on which we gather to celebrate St Michael's Day. We pay our respects to their Elders, past and present, and the Elders from other communities who may attend this special service.

9.30am, Sunday 24 September
All are welcome

SUNDAY ADDRESS 'WHO CARES?'

with Rev Ric Holland

Thinking outside (and inside) the family square. Considering the nurture required to enable children to grow and develop as part of a loving community.

10am, Sunday 24 September
All are welcome

CONCORDIA MANDOLIN AND GUITAR ORCHESTRA

St Michael's is known for the world-class musicians who perform during our Sunday Services. This St Michael's Day we are delighted to have the Concordia Mandolin and Guitar Orchestra performing during the service.

10am, Sunday 24 September
All are welcome

ART COMPETITION WINNER ANNOUNCED

Join us as we announce the winner of the 2017 St Michael's Art Competition in the gallery after the Service. The winner will receive \$1000 and a 2018 solo exhibition in the St Michael's Gallery.

11.30am, Sunday 24 September
All are welcome

ST MICHAEL'S UNITING CHURCH 

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Complaints about brand new tower

Living in a tower that is regarded as an architectural beauty and an embodiment of modern urban living, Brittany Li said she did not feel the high-end living vibe.

Ms Li and her boyfriend Alex Yang moved to a new high-rise residential building, Eq. Tower, on A'Beckett St last December.

Developed by ICD Property and Chinese developer Sino-Ocean Land, designed by Elenberg Fraser and built by Multiplex, the 65-storey Eq. Tower has recently been named one of Australia's best Residential High Rise Developments at the Asia Pacific Property Awards.

Ms Li said with the \$445-per-week rent for the one-bedroom apartment she expected state-of-the-art facilities.

But soon after moving in, she said water from air-conditioning started leaking from her bedroom ceiling.

Ms Li said she contacted Eq. Tower's building manager, who told her to contact her real estate agent to resolve the issue because it was not within his reach.

She said they waited for a month before the agent notified the landlord to get the ceiling repaired after Christmas, during when she and Mr Yang had to stay elsewhere.

Eq. Tower accommodates 633 apartments

and more than 1000 residents when it's fully occupied, but it only has four lifts.

The average waiting time for a lift was between five and 10 minutes, and sometimes it could be as long as 20 minutes, Ms Li said.

Ms Li said on a few occasions when the lifts were being repaired or booked, she had to climb the stairs to the 32-floor apartment.

She said the facility and living conditions at Eq. Tower did not align with its "high-end living" reputation.

"We are paying such expensive rent for the apartment. There are entertainment and fitness facilities within the building but it's the basic facilities that are inadequate," she said.

"I don't think Eq. Tower is suitable for living long-term because the facilities make it very inconvenient to live in."

ICD Property's Ben McKinnon told *CBD News* Eq. Tower complied with all building standards, including lifting requirements.

"We upgraded the lift system from the minimum requirement by utilising a destination control system which considers desired destination floors and the number of waiting passengers to significantly improve efficiency and convenience," he said.

Mc McKinnon also said he understood the water leak at Ms Li's apartment had been fixed within days and said defects were not uncommon in newly constructed buildings notwithstanding the builder's best effort to prevent these from occurring.



Brittany Li says Eq. Tower's basic facilities are inadequate.

STREET LIFE



10am William St.

Photo by Barry C. Douglas @ BarryTakesPhotos.com

CBD traffic bottleneck

Collins St is a major traffic chokepoint in the CBD, with a projected speed as low as 4.6kmh in congested traffic.

Recent research by McKell Institute shows during extreme congestion on Collins St, it would take as long as 1 minute, 18 seconds to drive just 100 metres.

Across the Hoddle Grid, the average speed in normal traffic is between 13 and 23kmh and congested traffic speed is from 7-22kmh.

McKell Institute says the wide variability in traffic flow is often caused by co-ordination failure, not just an increased number of cars.

McKells says Melbourne's traffic congestion is costing the city \$4.6 billion each year and is estimated to rise to \$7-10 billion by 2030.

It suggests that strict compliance with the State Government Road Safety Road Rule's Regulation 128 could ease the congestion.

McKell is also calling for an airport terminal to be built in the CBD, where a secured bus could drop off passengers "airside".

CBD office market gaining strength

The latest research from Colliers International shows that the CBD office market continues to perform well for landlords.

Its Second Half 2017 report says prime effective rents climbed by their strongest rate since 2011, underpinned by strong rental growth over the year.

"Premium grade assets experienced the highest net face growth rates, growing 18 per cent over the year. A and B grade net face rents also grew annually at 10 per cent and 8 per cent respectively," the report found.

"Melbourne occupiers' appetite for prime CBD space appears to remain high, with

reducing levels of prime stock available, placing further pressure on tenants seeking over 5000sqm. Looking forward, we expect average net face rents for prime and secondary assets to rise by 13 per cent and 8 per cent respectively in the 12 months to June 2018."

"Over the first half of 2017, Melbourne experienced the strongest net absorption across the nation of 128,389sqm with net supply of 109,640sqm over the same period."

"Over the next 12 months, there is over 5800sqm of refurbished space and over 54,000sqm of backfill space due to be added to the market. The majority of this backfill space is 20,000sqm at 2 Lonsdale St, which has already been leased."

"Vacancy as at July 2017 is 6.5 per cent in line with the long-term average of 6.6 per cent,

having fallen from 7.1 per cent at the same time in 2016."

"With an immediate shortage of supply a concern for the CBD leading up to the next supply cycle in 2018-2019, the prevailing high demand, low supply environment provides room for the vacancy rate to fall below 4.5 per cent in the second half of 2019. We expect vacancy levels to move towards 7.0 per cent by mid-2020, as more buildings complete."

Daniel Wolman, director of Colliers International Melbourne City Sales, said: "There's competition for quality office assets which are in extremely limited supply. Purchasers are scrambling for available stock while tenants seeking space in the traditional CBD grid won't see any new space until the second half of 2019."

"With an immediate shortage of supply and prevailing high demand, Melbourne's outlook is extremely prosperous."

Colliers national research director Anneke Thompson said office supply for the next 12 months was even more ominous.

"We're forecasting the Melbourne CBD to reduce by circa 5000 sqm, based on the supply that we know will enter the market and forecast withdrawals," she said.

"This is at a time when Deloitte's Access Economics expects an additional 6121 workers in the Melbourne CBD.

"Based on a conservative estimate of 11 sqm per office employee, this is about 65,000 square metres of demand in Melbourne. It's only natural that face rental growth will increase," she said.

Keep up with the keep cup

CBD cafes have joined the fight to reduce the number of disposable coffee cups by offering a discount for customers who use a reusable cup.

The reusable cups, often called "keep cups", are now sold at many CBD cafes and shops, encouraging more people to enjoy coffee in a more sustainable way.

Non-profit organisation Tangaroa Blue Foundation has partnered with Seedling Cafe on Flinders Lane to offer an incentive for patrons who use a keep cup.

People who bring a reusable cup for their coffee at Seedling Cafe can get a 50 cent discount as part of the Responsible Cafes project.

The cafe's owner Giles Legg said he had seen a noticeably larger number of customers who use the eco-friendly cup instead of the unrecyclable, disposable cup since he signed up to the initiative.

"Now between 10 and 20 per cent of our customers use their own keep cup," Mr Legg said.

"Being part of the initiative is a win-win for the customer and the business and it comes with great environmental benefits. It's an all-round beneficial initiative."

Mr Legg said the demand for reusable coffee cups was so high his stock of keep cups would always be sold out in a few days.

"Keep cups are so popular now. Rather than going through multiple cups a day, many



Seedling Cafe's owner Giles Legg and Tangaroa Blue Foundation's Kate Arnold encourage people to use a keep cup.

people now realise it's environmentally sustainable to just use a keep cup."

"Having customers using keep cups is not a burden to us. It does not involve any extra work and people's feedback has been super positive," Mr Legg said.

Research shows Australian people use more than one billion of single-use coffee cups each year and 90 per cent of the cups end up in landfill because most have plastic lining that make them unrecyclable.

Kate Arnold from Tangaroa Blue Foundation said the Responsible Cafes project, funded by the state government's Litter Innovation Fund and supported by the City of Melbourne, had inspired people to do their own part in protecting the environment.

"It offers an incentive that enables people

to contribute to the sustainability culture. People do not just think, but they also can also take action immediately," she said.

Tangaroa Blue Foundation's members Lourdes Sanchez and Zi Xie said the program could reduce plastic pollution.

"Plastic pollution in the marine environment is avoidable and we have the power to mitigate this problem by simply changing some of our consumer behaviours," they said.

The group is collecting responses to a survey that will provide more data about attitudes, behaviours and trends of reusable coffee cups.

The survey can be found here: explorettheworld.typeform.com/to/ImY19c

Increase in dog attacks in CBD

By Kate Mani

Dog attacks in the CBD have increased, with five serious attacks on people and five on animals occurring in the City of Melbourne in 2016-17.

This is a significant increase compared with the one serious attack in 2015-2016 and three serious attacks the year before.

Of these attacks, five people and one other dog were seriously injured and four pets were killed, with the City of Melbourne also believing that more attacks have gone unreported.

One of the serious dog attacks took place on Franklin St in the CBD.

The culprits of these attacks included a range of breeds and were not limited to dangerous or restricted dogs.

At the moment, 10 dog incidents are awaiting a hearing or have been finalised in court, while three others are under investigation.

In the wake of the attack increase, Lord Mayor Robert Doyle urged owners to watch their dogs and said the city would crack down on those who did not.

"As pet owners, we have an obligation to take responsibility for our pets and the City of Melbourne is stepping up its monitoring and compliance," he said.

If courts find a dog guilty of a serious attack their owner faces a fine of up to \$6342 as well as a potential order for the dog to be destroyed.

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Cities need to be a big part of the solution

More than half the world's population live in cities. The United Nations estimates that five billion people will be living in cities by 2030.

According to Scientific American's special report in its July issue, cities produce 70 per cent of global carbon dioxide emissions and they dirty the air, use up vast quantities of water, degrade water quality and produce mountains of waste. That sounds like a real problem damaging the planet's health and its ability to support human life.

A completely contrary outcome is, however, possible. Times are changing. Cities, with their concentrated populations, can be huge engines of innovation and entrepreneurship that can make incremental changes to the linear flow of resources.

We take from the environment, make things, use things, recycle a small portion and then produce waste. What if we closed the loop? Do what nature does. Nothing goes to waste. Transforming costly wastes into valuable resources can make cities highly efficient and wonderful places to live. Cities can create their own cyclical ecosystem.

Cities are important. They can play an enormous role in creating solutions for a more sustainable world. It is happening steadily and energetically before our eyes.

Many city leaders, mayors and city councils, investors, technicians, economists and planners are responding to this real need and, surprisingly, there is a growing opportunity for city residents.

Among those making changes is our own City of Melbourne that has many projects helping to evolve the city towards the goal of complete sustainability.

This month Residents 3000 members and guests, at their regular Forum 3000 meeting,



heard three speakers who are making a difference to the city's sustainability. The event covered three topics:

- **Green Your Laneway.** Thami Croeser explained the Green Your Laneway program, which is upgrading four laneways this year with trees, vertical greening, planter boxes, murals and new pedestrian areas;
- **Love Your Laneway.** Ken Meese spoke about a co-ordinated, collaborative approach to upgrading some of the city's toughest, dirtiest lanes. The program includes infrastructure and maintenance improvements and has contributed to activating underutilised or misused space in the central city; and

- **Urban Forest Fund.** Kelly Hertzog an urban forester who works in the team that plants 3000 trees for the city each year, spoke about the new Urban Forest Fund. The fund will encourage greening in the city by offering fund-matching grants to successful applicants. This may be a new way to build a garden and/or plant trees on your property.

These are admirable, small steps towards a truly sustainable city. There are 37,000 people currently living in the CBD. What if each person was to plant just one tree? That would make a difference surely!

If you go to melbourneurbanforestvisual.com.au you can see where all the trees are? Every one is tagged. You can even send an email to a tree! Citizen volunteers

are already helping to create a resilient, healthy and diverse urban landscape. Every tree consumes our carbon dioxide enemy, provides welcome shade, birds and peacefulness.

There are many other things happening in the city that help move it towards sustainability. Solar installations, Metro Tunnel means less polluting cars, electric vehicles are coming – Tesla has just released its Model 3 – a vehicle that ordinary people can afford to buy. Electric vehicles do not pollute. Just think. It is possible, that in 10 year's time, all city vehicles will be electric and the skies will be clear again.

Waste is a big problem but there are opportunities here too. More and clever recycling is what is required. Compactors. Waste water being used to water our gardens and urban forest. Solving the problem of producing energy from waste without emissions.

There is a lot to do but it's the cities that can save the planet. Let's keep up the good work. The perils of climate change CAN be overcome with lots of human ingenuity and passion.



Susan Saunders
vice president
Ph: 0412 566 606
email:
sue@residents3000.com.au



SKYPAD Living

Urban forests in a concrete jungle

For a seventh consecutive year Melbourne has been named the world's most liveable city by the Economist Intelligence Unit (EIU) - but how liveable are our fast growing high density precincts?

Skipping over the vexed issue of what precisely the EIU measures when assessing "liveability", it is interesting that its assessment is based on what is "most and least challenging" – meaning that the EIU finds Melbourne to be the least challenging city in which to live, rather than the "best" place per se.

In contrast, one of the traditional hallmarks of a great city was its greenery – tree-lined streets and accessible parkland. Recently this green-city perspective has been captured by Jill Jonnes in her book *Urban Forests* wherein she relates stories about the founding mothers and fathers of American

urban forestry. From the time of Jefferson to the present day, she writes of presidents, plant explorers, visionaries, citizen activists and scientists, whose arboreal passions have shaped and ornamented their nation's cities.

Moving to modern day Melbourne, trees are again being recognised as positive attributes of a great city. A key difference now is that they are viewed increasingly pragmatically. Described in terms of "green infrastructure", their utilitarian benefits are believed manifold – with mature trees cleaning air, reducing flood risk, lowering the impact of vehicular noise, as well as (more subjectively) decreasing stress and boosting happiness. Furthermore, together these aspects are believed to positively impact property values – a case of money growing off trees!

However, arguably the greatest contribution of green infrastructure for Melburnians is in terms of heat reduction. By actively cooling the urban landscape, green infrastructure aids in reducing energy usage and carbon dioxide emissions, while also decreasing the risk of heat stress or heatstroke. As colourfully described by Melbourne University researchers, "extreme

heat is a slow-motion disaster", and they advocate for changing how we respond to heat from viewing it as a specific emergency to seeing it as an ongoing stress.

So where does this leave our high-density precincts, which typically still feature expanses of heat retaining concrete and sparse or waning vegetation?

Enter the Urban Forest Fund – this is a new program hosted by the City of Melbourne which aims to accelerate greening across the city. The Urban Forest Fund offers matched financial support to new greening projects, such as green spaces, tree planting, vertical greening or green roofs.

But wait, there's more!

RMIT, in partnership with Lendlease, is conducting a project that explores the ongoing development of Victoria Harbour and the wider Docklands precinct.

Called the "The Exchange: Prototyping Community Engagement in Victoria Harbour", it is a 12-month project located in the Knowledge Market near the Docklands Library.

Led by RMIT academics, Dr Charles Anderson and Dr Michaela Prescott, this project includes workshops, forums,

exhibitions and community events through which it will examine the liveability of our 21st century urban environment. And it will do so under the themes of:

- Carbon neutral futures;
- Social diversity;
- Digitally enabled infrastructures; and
- Urban memory and imagination.

According to Dr Anderson, the project aims to be a conduit for exchanging information on the long-term liveability of our cities. So, if you are interested in what might make our high-density precincts "more liveable", keep an eye on the happenings at the Knowledge Market!

If you would like links to the research or organisations mentioned, please visit and like SkyPad Living on Facebook.



Janette Corcoran
Apartment living expert
<https://www.facebook.com/SkyPadLiving/>



The CBD through Juan's eyes

By David Amaya

Since his arrival in Melbourne, Juan Bohada has always been fascinated by everything he sees in the CBD.

The mix of cultures, languages, faces and colours inspired him to grab his camera and capture the essence of this dynamic city.

Mr Bohada became a CBD local two years ago when he started his English studies in Melbourne, but he never thought the CBD would impact his career as a photographer as it had.

"Here I realised that visual art is my sensitive point," he said.

In his country Colombia, he worked as a publicist, another job that requires a lot of creativity.

However, he didn't know that later, his creative abilities would be broadened through a 35mm lens in a foreign city.

Mr Bohada's first images were of buildings and the Melbourne CBD's iconic locations, but soon he started exploring people and activities that happened on the streets, mostly artistic expressions.

"Musicians are busking on every corner, they offer live music to the people and offer me beautiful moments to capture with my camera," he said.

He thinks inspiration emerges when he does something that he calls "eating the city".

"I always say that I 'eat the city'. It is paying attention to everything around me and absorbing all the details I see."

He started "eating the city" when he stumbled upon Melbourne's laneway street art.



Juan Bohada ... loving living in the CBD.

"One day I thought my pictures needed more colour and suddenly, I came across Hosier Lane and I saw a lot of graffiti that encouraged me to explore different ways to get colour in photography."

Quickly, he developed skills of taking professional photos and it grabbed the attention of a Spanish and Latin American film group that filmed documentaries and showed Latin American movies at Federation Square once a month.

Mr Bohada has become the photographer for the group and it has given him a platform to show his work.

"My experience in that group has been great because I feel I'm not just taking

pictures but doing something that also shows my own culture," he said.

He said he was excited when he saw Federation Square full of spectators and most of them were Australians who wanted to know more about Latin America through movies and pictures.

Now he is composing his next project,

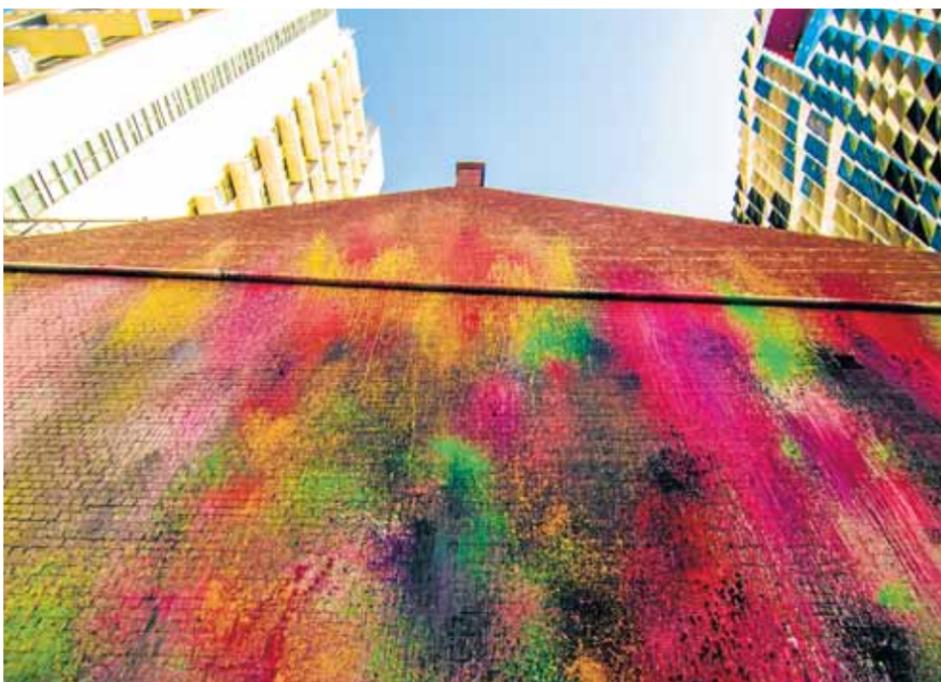
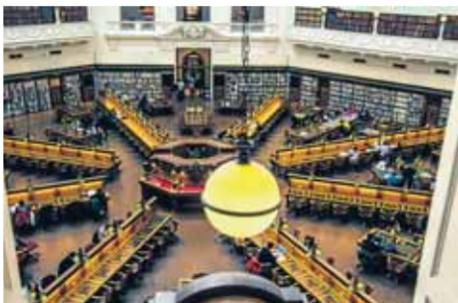
where he wants to show the faces of people who represent the variety of cultures that have found a meeting point in the CBD.

"Life here is like a collage of images, a mix of faces, costumes and moments that must be captured by my lens," he said.

Mr Bohada is not exactly clear about his future, but going on capturing the best of the CBD surely is on the agenda.

"Through photography I want to show the world how Melbourne is, how the CBD is and how this inspirational place has become my new home," he said.

To see more of Juan's work, head to www.instagram.com/j_boada/



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Metro Tunnel



CBD North Station.



CBD South Station.

Monthly Update: September

CBD North

A major milestone for the Metro Tunnel Project was achieved in August, with all early works service relocations in A'Beckett St completed.

Preparation works for piling at A'Beckett St are progressing. Almost 70 piles are needed at this location to support the walls around the shafts and prevent soil from collapsing during excavation.

The ground at the A'Beckett St has been levelled to prepare for piling rigs to arrive at the site. A "guide wall" is being constructed, made up of concrete that will direct the piling rig and ensure the piles are straight when they are poured.

Piling begins in A'Beckett St at the end of August. Meanwhile, piling at the Franklin St East construction site is about 70 per cent complete and expected to finish in mid-September.

Once piling is completed, access shafts (which are essentially deep basements) will be dug out to transport machinery, equipment and workers underground. The shafts, located at A'Beckett St and Franklin St, will provide access for road header machines to create the cavern beneath Swanston St without disrupting the road surface. The cavern will house the permanent station platforms.

From September onwards, the Metro Tunnel Project will be preparing to demolish buildings near the corner of LaTrobe and Swanston streets to allow the new underground station. These works will continue into 2018.

CBD South

A 55-tonne crane arrived at the City Square construction site and began lifting equipment in and out of the underground car park in August, through openings made in the car park roof. This is the only way that construction equipment can access the basement levels now that the access ramp is starting to be demolished.

Much of the works in August and September are taking place below ground. This includes the demolition of the existing car park access ramps and public lifts. Works are continuing on the dividing wall that will separate the portion of the car park being retained, from the station works side, which will be demolished.

Above ground, the existing hoarding on Swanston St is being replaced with new taller hoarding, which will also return about one metre to the current footpath width.

Similar to CBD North, from September onwards, we will start preparing to demolish a number of buildings on Swanston St and the Port Phillip Arcade. These buildings are situated between Young and Jackson and the Nicholas Building and will form a future station entrance.

VCAT Watch

Fight for sign lost in Supreme Court

Big outdoor advertising company, Octopus Media, has lost its fight in the Supreme Court to erect a new electronic sign on the rooftop at 500 Flinders St.

It was reported in the March edition of *CBD News* that Octopus Media failed to win VCAT support to erect the new sign. One of the company's key arguments to the tribunal was that it had an "existing use" right to put up the electronic sign by virtue of the existing sign (which had not been removed from the top of the building despite the council's advice that the permit for it had expired). However, the tribunal ruled in favour of the council that the existing right had expired.

An existing use right allows a use (which includes the "use" to display an advertising sign) to continue after a change to the planning rules that would otherwise prohibit that use.

But there are certain rules that must be followed to enjoy the benefits of an existing use right. One rule is that the use must not cease for more than two years over a 15 month period, which was pertinent in this case.

In taking its fight to the Supreme Court, Octopus Media argued that the tribunal erred in relation to the question of the existing use right.

The court dismissed all of Octopus Media's nine grounds of appeal in *Octopus Media Pty v Melbourne City Council [2017] VSC 429*.

The council will see it as an important win because contemporary planning rules discourage signs on roof tops and all promotional signs within Yarra River viewlines.

The advertising structure still exists but it would seem its days are numbered.



Mark Marsden

Managing editor
Victorian Planning
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MT0404

Planning

It's all about Metro Tunnel

The biggest planning news to occur during an otherwise quiet month in Melbourne was the announcement that the Cross Yarra Partnership was the successful bidder for the Tunnel and Stations availability-based, private-public partnership (PPP) contract.

The city-changing project will create 5000 jobs during the construction of five new underground stations and twin 9km tunnels. The station designs by Hassell and Weston Williamson architects will include wider platforms, more natural light and significant improvements to the public realm around the station entries and shafts.

Additional entrances will also be built to reduce crowding on major streets in the CBD. These will include two entrances at City Square and at Swanston St, Flinders St, Federation Square, Franklin St and LaTrobe St.

Underground passages at Flinders St and Melbourne Central stations will allow passengers to interchange between the Metro Tunnel stations and the City Loop as well as Melbourne's tram network.

Work is set to get underway in earnest next year with the stations set to open in 2026.

Elsewhere in the city, local developer Perri Projects is planning a residential tower on the site of a service station at 23-29 Victoria St.

Conceived by Woods Bagot, the 25-storey tower would rise opposite dual 38-storey buildings currently under construction. Overall, the development will deliver 90 apartments, two retail tenancies, office accommodation, car and bicycle parking as well as urban realm improvements.



The Cross Yarra Partnership was awarded the Metro Tunnel contract including five new underground stations.

Landscaping plays a key role across the tower's lower levels, with four separate design aspects proposed to enhance the pedestrian network. MacKenzie St's pavement would be widened to provide space for planter boxes while the MacKenzie

and Victoria streets intersection is envisioned as a pocket urban forest.

A new string of trees to Victoria St and an upgrade to better connect Bell Place are also mooted as part of the development team's plans for the site.



Laurence Dragomir

Laurence is an Urban Melbourne director with expertise in the CBD urbanmelbourne.info

Heritage

The secret life of Melbourne's boarding houses

You've probably driven past them a million times and wondered what occurs behind the doors of Melbourne's ghostly mansions.

They are giant, and often dilapidated, heritage buildings that never seem to change over time and stand mysteriously in various inner city locations.

Well you may be surprised to know that many of these buildings are run as rooming houses, transient accommodation for Melbourne's most vulnerable. These buildings provide accommodation for people who are either down-and-out or trying to get back on their feet to re-enter the community.

But with lack of government funding to maintain safety and security in these building as well as general structural maintenance and, of course, growing gentrification, boarding houses seem to be closing at an alarming rate.

Obviously, this is a huge social problem for Melbourne's disadvantaged and homeless community, but what does this mean for the heritage buildings that seem to be the epicentre of inner-city boarding accommodation.



With St Kilda's Gatwick Hotel being bought by Channel 9 earlier this year for the next season of *The Block*, the 1937 building will be a shell of its former self and will continue the trend of ludicrously expensive housing that threatens the future of surrounding heritage buildings, whilst completely changing the character of the area.

Last year, Fawcner Mansions on Punt Rd, built in 1910 and previously a nurse's quarters for the Alfred Hospital, attracted

attention for its closure due to lack of funding and dilapidated conditions that were so advanced that fixing it up seemed out of reach for its owner, who had been spending his own money up-keeping the building.

Now it sits empty with an uncertain future. In 2015, Nicholson St's majestic Grantown House was forced to close its door to residents due to unsanitary conditions and continuing violence between boarders. The

building has heritage overlay but sits unused and generally unkempt.

Boarding houses in Melbourne often occur in old heritage buildings due to their size.

The Charles Hotham Hotel, which currently serves at cheap hostel accommodation is an example of gentrification in the CBD. The Art Nouveau former hotel built in 1913 was sold back in 2012 and currently has a lease for hostel accommodation until 2018, but after that it's future remains unknown and could possibly fall victim to yet another case of residential tower facadism.

Buildings like the Sir Charles Hotham constructed for other types of accommodation over the years and transitioned into rooming houses are often rundown, but also full of character and cheap. But lack of government funding and rapid gentrification mean that these buildings and their tenants are becoming more and more vulnerable and, as per the Gatwick Hotel, risk complete transformation or demolition if not protected.



Dana Foenander

Melbourne Heritage Action guest columnist

We Live Here

Media campaign reaches 1 million Victorians

We Live Here has been working with media professionals to reach out to Victorians affected by the short-stay industry and we have been overwhelmed with support.

Our campaign has reached over 1 million readers and viewers in the past two months.

The campaign impetus came from the success of our lobbying efforts to block the State Government's Owners Corporation Amendment (Short-Stay Accommodation) Bill, 2016. The bipartisan parliamentary inquiry unanimously decided to send the Bill back to the lower house to be completely redrafted. The government has until December 8 to respond to the report.

We Live Here is now focussing on the next stage of the campaign to promote the message that the entire short-stay industry must be regulated as a matter of urgency.

The rapid, unregulated rise of the industry has seen significant detrimental impacts for residents, not only around maintenance costs, but also safety and security and loss of amenity for long-term residents. These issues must be addressed by proper regulation.

We need to find a solution that addresses the large-scale, commercial exploitation of accommodation sharing platforms. Sharing platforms were designed for individuals and families to share their home but they have been taken over by commercial operators with scant regard for apartment communities.

During our two-month media campaign six media releases were distributed, backed by key research and background information on local issues.

Thirty known pieces of media coverage were generated over a wide range of geographic areas, industries and age groups. This equates to approximately one story every two days over the two-month period.

The media coverage included:

- SBS World News (report), ABC Goulburn Murray (interview), 3AW (Ross and John Breakfast Program); and
 - News publications (including online) from all over Victoria, into NSW and Queensland, also *Modern Asian* newspaper and *Modern Asian* online.
- Now we have to engage with the Andrews Government to see there is proper regulation of the short-stay industry for the benefit of the whole community. This will necessarily include:

- Planning law overhaul;
- Restoration of proper powers to owners' corporations;
- Licensing of premises used for commercial short-stay operations; and
- Let's learn from global solutions.

Globally, major cities are tackling the issue of short-stays. Municipal and state governments around the world are developing increasingly mature solutions that protect communities. The state government needs to sit up and take notice of these international solutions.

Some recent reports from overseas in the last three months show how cities have tackled the problem of large-scale commercial exploitation of sharing platforms.

Berlin

Holiday apartment platforms like Airbnb are being over-run by firms with massive turnovers, new research in Germany suggests. More and more cities are bringing

in legislation to counter the problem. Berlin government believes it has the problem in check – having introduced a law in 2014 that forbids the commercial use of residential space for vacations.

"We consider that law is in line with the constitution and we will continue to stick by it," said Katrin Dietl, spokeswoman for the Berlin housing ministry.

Public officials are tasked with policing Berlin's ban, with the power to impose fines for violations and, according to Dietl, the ban has been successful with some 2500 former vacation apartments being returned into the regular rental market by the end of last year. (From *Deutsche Welle*, August 4, 2017 – <http://m.dw.com/en/airbnb-dominated-by-professional-landlords/a-39972379>)

Vancouver

Vancouver plans to licence and tax Airbnb rentals. It proposes a ban on short-term rentals in secondary homes which would, in effect, cut out large, commercial hosts. (From *Vancouver Sun*, July 5, 2017 – <http://vancouver.sun.com/news/local-news/vancouver-mayor-plans-to-license-and-tax-airbnb-rentals>)

Paris

Paris authorities are aiming to introduce a new law that will force those who rent apartments on Airbnb to register the property with the City Hall first. (From *The Local* July 3, 2017 – <https://www.thelocal.fr/20170703/paris-set-to-introduce-new-law-to-crack-down-on-long-term-airbnb-rentals>)

New York

In October 2016, the New York legislature signed into law a bill that prohibits apartment advertisements for purposes

other than permanent residence. The bill carries with it a civil penalty of up to \$7500.

Although it was always illegal in New York City to occupy a class A multiple dwelling unit (for example, an apartment building for permanent residents) for less than 30 days, the new multiple dwelling legislation clarified that rule and made it illegal to advertise these units on online home-sharing platforms.

The justification for the law, according to the New York City legislature, was a concern for safety and compliance with fire and building codes.

In a public hearing on December 19, 2016, the Mayor's Office of Special Enforcement made clear that a key aim of the new law was to target large-scale illegal hoteliers who contribute to increased rent, narrowed housing markets, and neighbourhood gentrification. (From *The Regulatory Review*, May 24, 2017. – <https://www.theregreview.org/2017/05/24/artunian-short-term-rentals/>)

Campaign donations

As a not-for-profit organisation, donations from individuals and buildings keep our campaigns going. To register as a supporter of We Live Here or to make a donation please visit our website at welfarehere.net.

You can also reach us at campaign@welfarehere.net.au. We Live Here members can make a presentation to your owners' corporation committee upon request.

We welcome your comments and feedback, and invite suggestions for topics you would like us to address in this column.



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Critic

The staying power of fiction

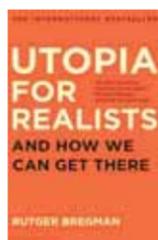
Many events had already sold out for this year's Melbourne Writers' Festival within two weeks of them going on sale.

The rush to be literary has increased unabated since the first festival was staged more than 30 years ago in the Malthouse.

This year's festival starts on August 25 and focuses on activism, politics and debate. Booksellers say that fiction plays a lesser role, perhaps because it does not lend itself to neat categories.

More than 200 thinkers, writers and artists will present on a range of themes, including those particularly relevant to the CBD – homelessness, the working week and art.

One of the treats the festival regularly offers is the chance to listen to the ideas of international historians who have the skills to put current debates into perspective.



Rutger Bregman, a 28-year-old journalist and historian from Holland, will give a free lecture on the Utopian dream of a universal basic income and a 15 hour week.

The first part of the dream is closer to realisation, according to statistics released in Dr Bregman's book *Utopia for Realists*. The average homeless person in 2017 earns as much as a worker did in the 1950s and just 10 per cent of the world's population now lives below the poverty line.

The book, which looks at the predictions of economist John Maynard Keynes, has sparked debate in Europe, particularly amongst those working longer hours than ever.

This year's Stella prize-winner, Tasmanian author Heather Rose will talk about her novel *The Museum of Modern Love*, which tracks the influence of performance artist Marina Abramovic on the fictional characters who visit her.

Fiction works at a different level to debate in that it presents a thesis that a reader accepts on a provisional basis during the time it takes to complete the work.

Those who have sat in the empty chair opposite Abramovic during one of her performances will have a more intimate view of the healing capacity of the presence of an artist. She sits motionless at a table and stares into the eyes of her guest until he or she moves.

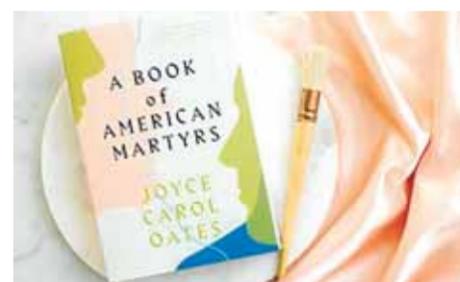
Rose explores the importance of art in terms of inspiration but also uses Abramovic's approach as a metaphor for the fictional process in which a reader gets close up and personal with others without taking any emotional risks.

This aspect of reading can be overlooked

by committees in the rush to cover a broad range of issues.

A session called *The Dark Side of Womanhood* with American writer Joyce Carol Oates promises to be challenging. Oates has written more than 40 novels over a life-time career. Abramovic sat silently in the Museum of Modern Art in New York for 75 days.

Melbourne Writers Festival, Federation Square, August 25 - September 3.



Rhonda Dredge
rhonda@cbdnews.com.au

Music

Heinous Hounds cherry hot cherry blue

Sunday arvos at the Cherry Bar and Max Crowdaddy and co have the blues happening.

On occasion, a disparate group of musos called The Heinous Hounds are assembled, cajoled, rounded up and appear on stage. At times, they are an utter shambolic train wreck, trying to figure out what key the song they are to play is in. Almost disgraceful.

And yet like a majestic 1950s experimental jet plane, they ascend into the stratosphere. By some miracle.

The troubadour at the vanguard of this crew is Steve Lucas, the degenerate X lead singer, bringing his rock groove to the occasion.

His version of *When A Man Loves A Woman*, dedicated to his mystery lady Jo, is one of the standouts of the Heinous Hounds. Lucas has the pipes to bellow out a magnificent version of this classic song.

On the guitar is Matt Dwyer, the retro-futuristic muso who cites the guitarist Barney Kessel as one of his influences. Dwyer was overseas earlier this year, gigging around and, for a time, it is said he was somewhere in a desert. Playing the guitar.

On his return to Melbourne, at his first gig back at the Ding Dong Lounge he played a most chilling version of *Dark Was The Night, Cold Was The Ground*. Dwyer has at times a purity of blues tone that is Gary Moore-esque. The man is switched on.



When the Heinous Hounds played the Cherry Bar on the day that we heard Chuck Berry had passed away, Matt Dwyer sang *Nadine* and he had The Cherry Bar singing the chorus back to him.

Playing bass guitar at the most recent Heinous Hounds show was the Born On The Bayou bass guitarist Pete Mavric who was rock solid holding it together with the amazing drummer Ash Davies protecting the beat with consummate ease. Davies has a show called *Throttle* playing soon at Northcote Town Hall. (Thursday, November 3 at 7.30pm, \$19)

The Heinous Hounds' regular bass guitarist Jerome Smith has played in The Divinyls with Mark and Chrissie Amphlett

and he has been in a band with Keith Richards.

He does a great version of Howling Wolfs *Evil* and his version of the Elvis Presley song *Teddy Bear* is a funky, happening thing.

His bass sound is like magma from a volcano, warm and flowing across the sonic mix of The Heinous Hounds. When you hear Jerome Smith play the bass guitar, it is like listening to a conversation, though you would have to ask Jerome who he is having the conversation with!

At the Chuck Berry gig, when Jerome Smith and Steve Lucas arrived on stage, they jammed and improvised together. They had a kind of DNA RNA intuitive chemistry running, like the rings of Saturn occulting some blue phasing star in the distance.

On harmonica was Dave Hogan, who once toured with Canned Heat and over the decades has played with just about anyone who is anyone in the Melbourne blues scene.

He has a Morricone kind of vibe going with his playing - at times very minimal and laid back but succinct and cinematic in scope when it needs to be. A very tasteful musician.

The regular harmonica player for The Heinous Hounds, Chris Wilson from the Crown Of Thorns is like a fire and brimstone

preacher, singing and talking the blues and demanding your attention. He is a powerhouse musician. You can hear him review books on Brian Wise's *Off The Record* radio show on 3RRR. Wilson has a massive, strong physical presence on stage, he broods and emanates the blues.

Dwyer was mighty in his version of the Johnny Cash song *Folsom Prison Blues*, and he dedicated the song to Johnny and June. And he raised his glass to the passing of Paul Cumming, a stalwart of the Melbourne music scene.

The great thing about Heinous Hounds is that they have the capacity to bring it on home, and they know how to crest the wave and hit the line with a great crescendo.

The crowd at Cherry Bar are massive blues fans and they really dig what The Heinous Hounds means to Melbourne. This is the blues they are singing. Rock on Heinous Hounds



Chris Mineral

email: mineralsands@hotmail.com

History

Fink's Buildings

When built in 1888, at a cost of 110,000(pounds), Fink's Building was one of Melbourne's tallest office blocks.

Designed by noted Melbourne architects Twentyman and Askew (also responsible for the Block Arcade), the building epitomises the speculative early 1890s period.

It was built by and named after the notorious land financier Benjamin Fink.

In 1897 fire destroyed this and all other buildings on the south side of Flinders Lane. The façade survived and the Fink Building was reconstructed a few years later. In 1967 it was demolished.

This photograph and many others are currently on display at the RHSV as part of the exhibition *Standing on the Corner: Remembering Melbourne 1850-1960*.

The Hoddle Grid, symbol of Melbourne, created a city of corners and intersections. This exhibition illustrates the uses made of Melbourne's corners by individuals, companies and local and state governments across a 110-year period. These are corners of Melbourne as they were - so many of them now lost to us.

Most of the images are drawn from the RHSV's collections and many appear in the RHSV's recent publication *Remembering Melbourne: 1850 - 1960*. A reprint of the book will be available from August 30.

The RHSV is the peak body for local history



Fink's Buildings, corner of Elizabeth and Flinders streets.

in Victoria and the Historical Society for the City of Melbourne. www.historyvictoria.org.au 239 A'Beckett St. 9326 9288. Open Mon- Thurs 10.00 - 4.00; Friday 10.00 - 3.00



Kate Prinsley

Kate Prinsley is executive officer of the Royal Historical Society of Victoria

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Realism and fantasy

She's street art's sweetheart! Kaff-Eine is a much-loved artist with a huge following.

She was originally known for her poignant, sometimes whimsical, simple black and white line drawings that celebrated the human condition.

About six years ago these artworks began to appear, mostly in paste-up form, throughout the inner-city suburbs.

"I've always loved drawing and because I was hanging out with street artists I decided to give it a go," she said.

A few years later, Kaff-Eine gave up her day job to pursue her passion and make art her full-time career.

Recently I had the pleasure of hearing Kaff-Eine in a casual conversation at Bargoonga Nganjin, North Fitzroy Library.

The following are her thoughts from that evening on street art, her art practice and the projects she's involved in.

"Street art is flourishing around Melbourne because developers have caught on to the fact that it's a 'cool' thing to incorporate into a building. I know I'm contributing to this desirability. My way around this uncomfortable feeling of contributing to gentrification is to do projects in areas that will never be gentrified and focus on collaborations with people who aren't artists."

"It's a rewarding challenge to produce something that is fun and also a public expression. I've indulged myself by doing community programs because I don't know what to do about gentrification. On the other hand I'm stoked that people are appreciating street art and venturing into places they might have avoided."

"Street has a democracy to it. One of the challenges of painting on the street is to create something decent when you're interrupted a lot and the unpredictability of the weather! However, the interaction and



involvement with the public has its rewards."

"I enjoy starting a project, letting go of it and then seeing what happens i.e. the hugely popular and interactive *Painting by Numbers* at the Benalla Street Art Festival."

"There can be a lack of critical thinking in the scene. My collaborations with ELK (Bondi Beach wall) and Adnate for Amnesty International, have both been works with a message. I don't believe it should always be so but it's great when it does say something."

"If people want to draw a self-indulgent piece, a complex 'throwie' or something that's political but not party political, that's OK too. What I really like is when a public space is used for the benefit of others. Everyone wins."

"The work I created for Benalla's Wall to Wall Festival this year dealt with sensitive issues. It could have gone either way. My

Unicorn wall was a tribute to young rainbow kids in rural areas who have higher suicide rates than any other group in the country. This wall was to honour those who may or may not have survived the struggle it takes when you're a young rainbow person. The wall contained strong imagery with the message 'you are not alone!' The town loved it!"

The last three years have seen Kaff-Eine working on street art project with a serious message.

Her focus was Happyland in Manila, a huge, noisy and dangerous garbage dump that's home to thousands of people.

Having previously worked with charcoal makers from this area, she embarked on a project of portraiture featuring the locals. These images were scanned onto 35 huge tarpaulins and installed in the community.

It became an open-air exhibition and also created housing for the inhabitants.

"A lot of people look at slums as just filthy areas of garbage, crime and misery. My aim with the Happyland (Filipino for dump site) project was for people to not look away from these communities but towards them and to understand that they are not so different to you or I. People are people," she said.

"This latest project of mine combines multiple issues: environmental, humanitarian, social justice, government control and, whilst it's fun to put a painting on a wall, it's also fun to see what you can do with it. To take a whole lot of people along with you."

After this Philippine experience, Kaff-Eine has returned to painting mythical animals.

"The images I've been painting for the past years have been gritty and realistic. Now I'm obsessively depicting characters that aren't real. My brain needs this shift. When I came home from Manila, not wanting to face what I'd seen, I reverted to mythical, fairy-tale images!"

"That said, the Happyland project was really important to me - that others should see these people as I did. Street art is a great vehicle for getting a message across. Sadly, as an art form it is still not considered real art."

"For me, it's all about story telling as I bounce from realism to fantasy. Perhaps I have a short attention span? I'm not sure where I go next but for the moment - it's fantasy land!"



Lorraine Ellis

If you are interested in Melbourne street art there is more on my Facebook page, **StreetsmART**

Pet's Corner



Rescue dog the source of happiness

By Chelsea Cucinotta

More than three years ago, CBD residents David William Shiel and Donna Lobartolo Shiel adopted their dog Bonnie through pet rescue.

Bonnie, who will be 10 in October, is a crossbreed Jack Russell/bull terrier.

Growing up with childhood pets, both David and Donna decided their stable home and lifestyle would be ideal for a dog.

"We have always been dog lovers, so when it came to getting a dog we thought that it would be better to rescue rather than buy," they said.

Since her adoption, Bonnie has been nothing but a constant source of happiness for David and Donna.

The fact that she is always waiting at the door when they return from work every day puts a smile on their faces.

"She definitely gets us out more!" said the pair, who walks Bonnie everyday.

Though small, Bonnie has a big personality and an even bigger appetite, with her favourite meal being chicken and rice. Yet Bonnie's love for eating got her in trouble

when she once ate a peach stone.

"We're not sure how or where she found it, but the peach stone got stuck in her stomach and she ended up needing an operation."

Bonnie has a few fears, which David and Donna think might come from her previous life before adoption.

"Bonnie's afraid of the sound of motorbikes and she also dislikes cameras," they said.

Bonnie also has an "aversion to water", but still enjoys her walks along the beach.

When she is not walking or trying to eat everything she can, Bonnie can be found at home playing with her fluffy and squeaky toys.



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墨市办公楼市场呈强劲势头

高力国际的最新研究表明，对业主来说，市中心(CBD)办公楼市场持续表现良好。

2017年下半年报告显示，主要有效租金自2011年以来以最强劲的速度攀升，受到这一年强劲租金增长的支撑。

报告发现“特级的办公楼物业净面积租金增长率最高，同比增长18%，A级和B级的净面积租金也分别增长了10%和8%。”

“墨尔本办公楼租用者对主要CBD商业空间的需求似乎仍然很高，随着可租办公楼数量的下降，对那些寻求超过5000平方米的租户形成了进一步的压力。展望未来，我们预计到2018年6月的12个月中，特级和二级的办公楼物业平均净面积租金分别会上升13%和8%。”

“2017年上半年，墨尔本的办公楼面积净吸纳量达到128389平方米，同期净供应量为109640平方米。”

“在接下来的12个月中，有超过5800平方米的翻新空间和超过54000平方米的回填空间加入市场。这个回填空间的大部分是在朗斯戴尔(Lonsdale)街2号的2万平方米已经租赁的空间。”

“截至2017年7月，空置率为6.5%，符合6.6%的长期平均水平，与2016年同期的7.1%相比下降了。”

“鉴于目前这种供不应求，担心到2018-2019年CBD的下一个供应周期，会形成需求旺盛，供应不够的环境，2019年下半年的空置率会下降至4.5%以下。我们预计到2020年中期，随着更多的建筑完成，空置率将上升至7.0%。”

高力国际墨尔本销售总监丹尼尔·沃尔曼(Daniel Wolman)表示：“供应量非常有限的优质办公楼竞争激烈。买家正在积极寻找可用的办公楼空间，而想在传统的CBD区域寻求空间的租户在2019年下半年之前将看不到有任何新的办公楼空间。”

“由于供应紧张，需求旺盛，墨尔本办公楼市场非常繁荣。”



墨尔本市 加入微信



墨尔本市正式加入了中国社交媒体平台-微信。

市政的国际事务主管刘乐(Philip Le Liu)议员说：“墨尔本是全澳大利亚唯一进入这个微信平台的地方政府，接触到这个近10亿人使用的微信网络平台。”

“对于每天使用微信的人来说，我知道这是一个参与社区的好方法，微信用户平均每天花费66分钟浏览自己所需的资讯。”

“还有一千多万个企业账户，这个社交媒体网络迅速成为在中国开展业务的公认方式。”

“微信对墨尔本市来说是一个完美的平台，我们能在在这个平台上充分展示墨尔本市作为国际商业中心以及在此创业的蓬勃发展信息。”

墨尔本市的微信帐户将在这六个月的试点项目中进行试用，每周会发布新的文章，照片和信息。

内容将包括商业机会、墨尔本市的部门机构职能、重大活动、以及对访客的有用信息。

议员刘乐表示，该帐户将针对热衷于在墨尔本学习的国际学生，他们需要帮助来了解这个城市。

由于微信的公司帐户受限于注册的中国实体公司，所以这次微信帐户是通过墨尔本市政府驻天津办事处来注册的。

墨尔本市是澳大利亚唯一的一个在中国设立办事处的地方政府。该办事处是一个专门用于促进两市商业往来、投资交流、民间和教育交流的资源。

墨尔本市和天津市于1980年建立了姐妹城市关系。



共享单车乱象 市长忍无可忍

墨尔本市长罗伯特·道尔(Robert Doyle)对新加坡籍的共享单车运营商(OBike)已经忍无可忍并准备采取行动了。

8月16日市政厅召开的小生意经营商会议上，道尔市长针对共享单车在公共区域的混乱状况阐述了一系列补救措施。

他指责OBike有意回避这个可达成解决方案的实质意义讨论。

他说：“我认为他们在过去的两个月里耍弄了我们”。“我们真诚地和他们进行了讨论，他们做出了承诺，包括提供数据，但是并没有进一步解决问题。”

“直到昨天，我可以说市政议员们对他们真的很生气，他们并没有尽力把这件事做好。”

“如果他们不准备做好这件事，那么下一步我将设立一个规定，让他们申请一个街头经营许可 - 因为他们把公共区域用于私人目的。”

澳大利亚OBike市场总监切申·冉格斯瓦米(Chethan Rangaswamy)否认他们公司与市政议会的接触中不真诚。

冉格斯瓦米先生告知都市新闻报：“我们OBike一直都是真诚的，与墨尔本市政的对话都是坦率的和公开的。”

冉格斯瓦米先生承认该公司已经发现了一些地方共享单车被丢弃的“问题”。

他说：“我们为此已经加大力度、提高认识、增加更多资源。如果查看有关使用情况的数据，这些问题完全可以通过提高认识来解决。”

“我们还有管理团队每天查看共享单车的使用数据，每天都会相应地把共享单车从非繁忙区域重新部署到繁忙区域中去！”

女王市场上的妥协

墨尔本市政似乎要在维多利亚女王市场的重建中有所妥协，准备保留一半历史悠久的开放式棚屋，原来这些棚屋指定都要全部拆除翻新的。

市政城市设计总监罗布·亚当斯(Rob Adams)最近概述了市政对女王市场重建计划的这些变化。

“都市新闻报”了解到，这次不是在棚屋A、B、C、D地下全部挖掘地下层，而只限制在皮尔(Peel)街一半的棚屋地下挖掘。

然而，地下层将会挖得更

深，将会有三层。第一层将专用于商贸服务；第二层将用于发送货物；第三层将用于客户停车。

这个举措意味着市场贸易商在施工期间受到的干扰要少多了，水果和蔬菜贸易商不需要搬到临时场地了。

这个变化也至少部分减少了对遗产棚屋是否可以成功地被移除、翻新和恢复而没有损坏的担忧。

预计市政管理层将很快寻求议员对此改变的理念上支持。

墨市中心 狗袭增加

墨尔本市中心发生的狗袭击次数有所增加，自2016年至2017年，市区已经有5起狗袭击人和5起狗袭击动物的事件。

与2015年至2016年所发生的1起严重的狗袭击事件，以及在前一年的3起严重狗袭击事件相比，这一年类似事件明显增加了。

今年的这些狗袭击事件中，有5个人和1只狗遭到严重伤害，其它4只宠物被袭击致死。墨尔本市政认为还有更多的袭击发生，只是未得到报告。

其中一起严重的狗袭击事件就发生在市中心的弗兰克林(Franklin)街上。

WHAT'S ON

COMMUNITY CALENDAR

FEB | MAR | APR | MAY | JUN | JUL | AUG | **SEP** | OCT | NOV | DEC | JAN

10:30AM-5PM, SUNDAY SEPTEMBER 3, FEDERATION SQUARE
HARRY POTTER DAY
 An all-ages event to celebrate the 20th anniversary of Harry Potter. There will be a Sorting Hat, craft activities, trivia, face painting and prizes for best costumes.

12-1PM, TUESDAY SEPTEMBER 19, CITY LIBRARY, 253 FLINDERS LANE
JAPANESE LANGUAGE BOOK CLUB
 Join other Japanese speakers to chat about your favourite reading materials. FREE and bookings not required. **9658 9500**.

INNER MELBOURNE LIFE ACTIVITIES CLUB
 Meeting on selected dates and various locations, IMLAC takes in the city's parks, its culture, fabulous eating options as well as festivals, galleries and concerts.
www.life.org.au/imlac
 or call Dianne **0425 140 981**

7.20AM FOR A 7.40AM START, TUESDAYS
ROTARY CENTRAL SUNRISE
 Interested in what we do? Join us for breakfast! We meet at the RACV City Club 501 Bourke St, Melbourne.
rotaryclubcentralmelbourne.org.au

10.30AM-2PM WEDNESDAY, FRIDAY & SUNDAY, 326 LONSDALE ST
MEET UP WITH FRIENDS
 Instant coffee or tea with a biscuit for \$1.00 Meet up with friends or enjoy meeting others at St Francis Pastoral Centre (entry next to the book shop in the church yard). **9663 2495**

10AM-1PM, EVERY THURSDAY, FED SQUARE
GENTLE CHINESE DANCE
 The gentle dance session draws on ancient Chinese traditions and invigorates the mind and body. FREE. **9655 1900**.
fedsquare.com

4TH MONDAY OF EACH MONTH. LUNCH-TIME, ST PETER'S EAST MELBOURNE
AUSTRAL SALON OF MUSIC
 Listen to music from talented young musicians. Make new friends.
www.australsalon.org
0449 727 910

SEPTEMBER 1-24, FORTYFIVEDOWN-STAIRS, 45 FLINDERS LANE
ANGELS IN AMERICA
 Experience the full magnitude of Tony Kushner's ground breaking masterpiece. See both Part One - Millennium Approaches and Part Two - Perestroika. \$35-90.

EVERY THURSDAY FROM 1PM, ST MICHAEL'S, 120 COLLINS ST
ST MICHAEL'S RECITAL
 Experience spectacular music as the St Michael's grand organ comes to life for a free 30-minute recital every Thursday. No booking required. **9654 5120**

ALL DAY, SEPTEMBER 1-10, ACMI, (AND VARIOUS LOCATIONS)
CHANNELS FESTIVAL
 The festival showcases moving images by Australian and international artists, bringing to life the theme of 'futures' through exhibitions, screenings, talks, public engagement programs and events. Book at **channelsfestival.net.au**

1-2.30PM, EVERY WEDNESDAY, CITY LIBRARY
ESL READING GROUP
 Join this free and fun weekly reading program, read along with others and practice pronunciation, improve English comprehension and vocabulary and meet new people. Both native and ESL speakers are welcome.

6PM, 1ST THURSDAY OF THE MONTH THE KELVIN CLUB, 14 MELBOURNE PL
RESIDENTS 3000 DRINKS
 A community group that connects, supports and represents residents of Melbourne's CBD. Events are posted on **www.residents3000.com.au**

4-6PM, EVERY SUNDAY, CAMPARI HOUSE, 23-25 HARDWARE LANE
TRIVIA ON THE ROOF
 A retractable roof and drink specials will help warm up your brain for Sunday afternoon trivia. Bookings not required. **9600 1574** or **info@camparihouse.com.au**

10AM-4PM, EVERY SUNDAY, STATE LIBRARY OF VICTORIA
PLAY POD
 Until September 5 the theme for the children's program is Penguin Problems, where kids can become a penguin for the day in the winter-themed Play Pod. Children's activities run until December. FREE.

11AM-1.30PM, EVERY DAY, GORDON RESERVE, 99 SPRING ST
FREE WALKING TOUR
 If you have ever wanted to know the CBD better (or understand why our city uses hook turns) this tour, which takes in architecture, culture and history, is for you. FREE, bookings not required. **0403 647 923**

10AM-12PM, SEPTEMBER 16, ACMI
ZIP AND ZAP AND THE CAPTAIN'S ISLAND
 Join Zip and Zap in this Spanish film with English subtitles as they explore a spectacular remote island and seek shelter at a mansion for children with no rules. Tickets \$13.

6.30PM, SEPTEMBER 11, FORTYFIVE-DOWNSTAIRS, 45 FLINDERS LANE
WORLD MUSIC SERIES
 Songs from Kavisha Mazzela's latest collection of Italian and Jewish roots and Klezmania's music are performed in the authentic interpretations of 1930s Parisian hot jazz and classic French chanson. \$25-35.

10AM EVERY 3RD TUESDAY, Pomodoro Sardo Restaurant, 111 Lonsdale St
EASTENDERS COFFEE CLUB
 Come along and join the company of friends and neighbours. Meet new people and be informed.
eastendersinc@gmail.com

10.30-11.15AM, EVERY 3RD SATURDAY, CITY LIBRARY
ONCE UPON A TUNE
 An interactive musical adventure that features live music by Beethoven, Brahms and Brumby. Suitable for children aged from 5-12 years. FREE.

EVERY SUNDAY FROM 2.30PM, THE HUB, 506 ELIZABETH ST
FILM CLUB
 The film club has some of the best film noir classics including 1962 French Classic and two time Cannes winner "Sundays and Cybelle". FREE, coffee provided.
Contact John on 0459 398 358

✚ PRAYER TIMES

St Michael's
 120 Collins St, Melbourne, 3000
 Ph: 9654 5120
 Church times:
 Sunday Service at 10.00am

Chabad of Melbourne
 Suite 301, 343 Lt Collins St
 Ph: 9525-9929
 Chabad of Melbourne CBD hosts regular lunchtime lecture series on various topics.

City on a Hill
 Sundays at 9am, 10.30am and 6pm.
 Hoyts Cinemas, Melbourne Central

Collins Street Baptist Church
 174 Collins St
 Ph: 9650 1180
 Sundays services: 10.30am

Hillsong City Youth
 Krimper Cafe, 20 Guildford Lane,
 Melbourne - Every Friday 7pm-9pm

Holy Cross Orthodox Mission
 261/265 Spring St
www.australianorthodox.org

Scots' Church
 156, Collins St
 Ph: 9650 9903
 Sundays 10:30 am (Indonesian), 11:00 am

(Traditional) and 5:00 pm (Contemporary)

St Francis' Church
 326 Lonsdale St | 9663 2495
 Sunday: 7am, 8am, 9:30am, 11am (St Francis' Choir) and 12.30, 1.30, 4.30, 6.00 pm
 Filipino Community Mass: Second Sunday of the month at 2.30pm
 Indonesian Community Mass: Third Sunday of the month at 2.30pm

St Paul's Cathedral
 Cnr Flinders and Swanston Streets
 Ph: 9653 4333
 Sundays: 8.00am, 9.00am, 10.30am, 6.00pm

St. Augustine's Catholic Church
 631 Bourke St. Melb
 Ph: 9614 1722
 Sundays Mass: 10.30am & 8.00pm
 Mon - Fri Mass: 1.05pm
 Mon - Fri Confessions: 12.30pm

Wesley Church
 148 Lonsdale St
 9.15 am Gospel Hall Cantonese/Mandarin Service
 11.00 am Morning Worship Service
 7.00 pm Evening Worship Service

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WE THINK
INSIDE THE
GRID

CBD NEWS

District for innovation

The City of Melbourne has partnered with RMIT and University of Melbourne to create an urban innovation district in CBD north.

The Melbourne Innovation District includes RMIT's city campus, University of Melbourne, State Library of Victoria, Queen Victoria Market, Royal Exhibition Building, Trades Hall and the Melbourne Museum.

Some 21 per cent, or 60,260, of all Melbourne's knowledge sector jobs are concentrated in this district.

Residents and workers can expect to see upgrades to streets, parks and other public spaces in this area, including increased green spaces, walking and cycling facilities, and more use of sensors, apps and other networking technologies.

Major projects happening in the CBD north area include the \$11 billion Metro Tunnel, the \$8.8 million redevelopment of University Square at Melbourne University, the \$220 million Academic Street at RMIT and the \$250 million Queen Victoria Market regeneration.



Celebrating 100 days smarter

Prep children at St Michael's Primary School celebrated 100 days of school on August 4.

The school organised a celebration for the students, their parents and the prep students' Year 6 "buddies", with cupcakes and candle blowing marking the little milestone of the young children's education.

Principal at St Michael's Primary, Denise Hussey, said: "It has been wonderful watching them grow as learners throughout this year and we know they will continue to embrace every opportunity to learn and reach their full potential."

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