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Developers take all benefits

By Shane Scanlan

Residents of the CBD and Southbank have missed out on a bonanza of new community facilities and open space because Planning Minister Richard Wynne in 2016 decided to reward developers for building commercial office space instead.

When Planning Scheme Amendment C270 was introduced in December 2016, it contained a floor area uplift (FAU) mechanism whereby developers would be rewarded with extra floors in return for contributing to the community.

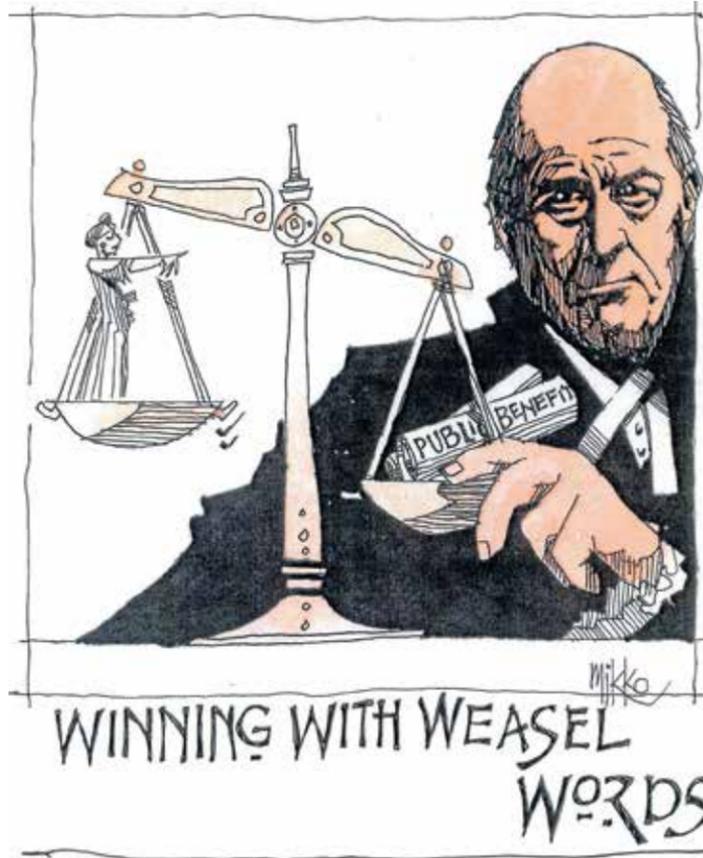
The architects of the scheme, SGS Economics and Planning, in early 2016, recommended the benefits of the scheme and nominated a number of inclusions to the list: "Libraries, aquatic centres, art galleries, performance spaces, meeting rooms, kindergartens, social housing, open space, etc."

But, by the time the amendment became law, the term "community benefit" has been replaced with "public benefit" and the list of benefits contained the provision of commercial office space.

Now, a little over a year later, some 54,248sqm of commercial floor area has been awarded to applicants under FAU mechanisms.

During the same period, no uplift has been awarded under any of the other defined community benefit categories.

A spokesperson for the Department of Environment, Land, Water and Planning told



CBD News: "Following the introduction of C270 an additional 54,248sqm of commercial floor area has been awarded to applicants due to uplifts."

"No floor are uplift has been awarded under the other defined community benefit categories."

When defining locally-relevant community assets, SGS said they should be publicly-owned and should "represent a permanent or long-lived enhancement of local community infrastructure".

But between February and April 2016 the government added to the list of defined benefits provision of commercial office

space as well as architecturally-designed buildings.

City of Melbourne planning chair Nick Reece said he was "surprised but not surprised" by the results.

"At the time C270 was introduced there was a genuine need to get more office accommodation into the central city, and there still is," he said.

"But this evidence suggests developers are going for office development over everything else, and at expense of everything else, and this was clearly not the original intent of the policy."

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Cover-up allegations

The City of Melbourne is refusing to discuss corruption allegations against a senior manager who was sacked last September.

CBD News understands that an internal council investigation resulted in the officer being summarily dismissed following information being provided by a whistle-blower.

However, current council staff have recently contacted CBD News alleging a management cover-up.

CBD News contacted some of the eight council employees who were purged from the same section of council in late August, immediately before the senior manager was sacked.

Allegations of fraud and deception have been made, but no concrete evidence has been provided.

CBD News asked the City of Melbourne:

- Can you confirm the reasons for the dismissal?
- Has the council reported the officer's activities to the police?
- If not, why not?

Council spokesperson Brodie Bott replied: "The City of Melbourne does not make comment on individual staff. As always, the City of Melbourne adheres to all reporting requirements in relation to fraud, corruption and or issues of misconduct."

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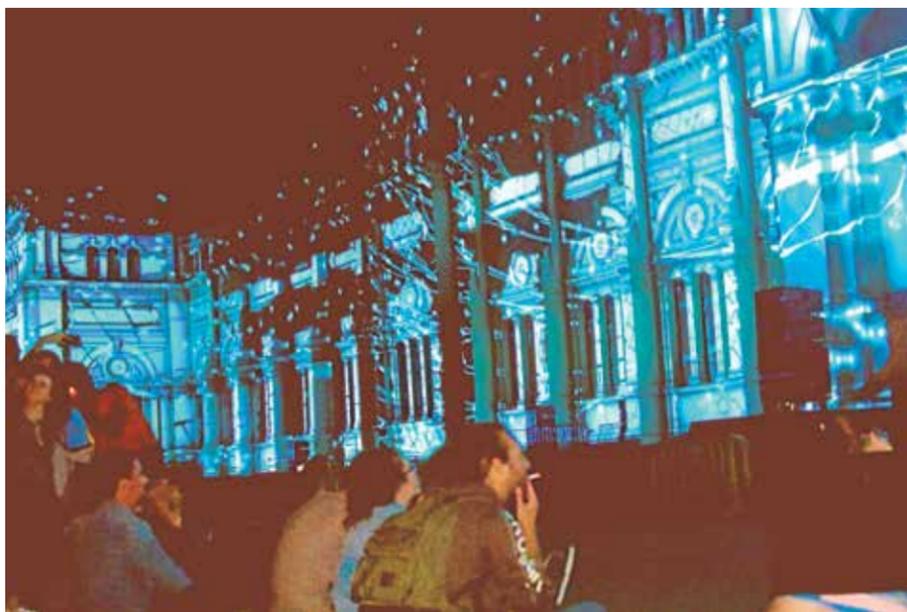


Photo by Juan Boada.

White Night impresses

White Night Melbourne returned for its sixth year on February 17, lighting up the CBD and surrounding areas from 7pm-7am.

White Night Melbourne is a large celebration of Melbourne's 24-hour culture and a major attraction on the city's events calendar.

Around 600,000 people flocked to the CBD on the night to enjoy the spectacular light shows, roving music performances, interactive art and many other festivities.

The highlights this year included a 150-metre silver holographic "skynet" hanging above

Federation Square, rooftop performances by various musicians along Swanston St, snow on Little Bourke St, and light projections inside State Library Victoria and on the Royal Exhibition Building and Flinders Street Station facades.

Ballarat, Bendigo and Geelong will also host White Night in March, September and October respectively.

Developers take all benefits

Continued from Page 1

"It is still early days in the life of C270 but if this trend continues then the Victorian Government and the City of Melbourne will need to update the policy."

Deputy chair Rohan Leppert said: "Floor area uplift regimes are never going to reliably and predictably deliver core community infrastructure, and I would prefer to do what Sydney and Brisbane do and levy all new high-rise residential apartments in order to co-fund new community infrastructure for a growing population."

"We should recognise, though, that the new central city built form controls are far superior to the free-for-all that came before, particularly in relation to tower setbacks and the fact that uncapped density is no longer just a gift without any requirement to deliver a return to the broader community."

"There is always room to improve the system of course, and the definition of what constitutes a public benefit should be continuously reviewed."

"We know that we can't rely on floor area uplift to deliver community infrastructure, and that's one of the reasons why Cr Oke and I have been insistent that the Munro building in the Queen Victoria Market precinct include a 120-place childcare centre, 56 affordable housing units, a new maternal and child health centre and large community meeting spaces with a community kitchen."

Tenant Demand - Continuing to Outperform Expectations



Sam Nathan
Managing Director

The security of knowing an investment property is leased, well managed and you have access to expert intellect as to its position in the market provide the foundations for a confident experience. In isolation from an individual management agency's marketing and leasing approach, the underlying level of tenant demand the market has to work with is perhaps the most critical element in setting the market position and day-to-day investor sentiment.

Throughout 2017 central Melbourne passed its strongest test yet of the depth of tenant demand, as historically high volumes of new rental inventory was completed and become available to the leasing market. Against extensive commentary hypothesising the potential reaction of the market to new completions, the market spoke clearly. Tenant demand has not only exceeded the levels required to rapidly absorb new supply, but also flowed to established stock in the same locations.

The primary test is however the position of the established market, the 3-5yr+ old buildings that are established, understood by tenants and whose operation and position in the market is tested and proven. This represents the underlying position of the market as they require demand from a broader and deeper tenant profile to maintain absorption of vacancies as they emerge.

The performance of the secondary leasing market in established buildings has been exceptional, and is expected to remain so as the volume of new supply falls over coming years and the supply-demand balance is tipped further towards the landlord side.

The strength of established buildings is rooted in the broadening tenant profile and desire for some tenants to take occupancy in buildings that have been tested, and whose tenant profile, operation and position in the market is known.

This is not a commentary about the strength of often quoted 'population growth', but also a reminder of the changing nature of our city. The biting reality of the cost of housing and forced longer term rental outlook, structural changes in our housing market, time and financial implications of a city increasingly difficult to travel around, and the desire for younger people to maintain proximity to social networks are critical drivers to the increasing depth of our tenancy market.

The ultimate test will be on the city to provide the right type of accommodation as the rental market expands and becomes more sophisticated as time progresses.

Sam Nathan
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Fed Square Apple store, yes or no?

By Sunny Liu

A public debate hosted by Open House Melbourne on February 13 presented contrasting opinions about whether an Apple flagship store should be built at Federation Square.

Held at Federation Square's Deakin Edge building, the public debate invited Federation Square CEO Jonathan Tribe, Committee for Melbourne CEO Martine Letts and architects Donald Bates and Jill Garner to the affirmative team.

City of Melbourne councillor Rohan Leppert, Citizens for Melbourne director Tania Davidge, National Association for the Visual Arts (NAVA) director Esther Anatolitis and architect Ron Jones were on the negative team.

In December, the State Government and Federation Square announced the 15-year-old Yarra Building on the southern end of the square would be demolished to make way for an Apple flagship store.

As Federation Square's CEO, Mr Tribe presented a business case by arguing that the Apple store would financially revive the square.

"The square now operates in a highly competitive environment. Our identity as Australia's premium civic square is under threat from Darling Harbour and the new Yagan Square in Perth, both are technologically advanced," he said.

"The development of restaurants in Flinders Lane has impacted Fed Square's food and beverage patronage, most of which are understood to not meet their respective business plans and certainly not meeting rental expectations," Mr Tribe said.

He said two hospitality operators have closed in the past 12 months and another two wanted to leave Federation Square.

"Visitation to Federation Square had reduced from 11 million per year to 10 at present. And now in our 16th year, the infrastructure needs significant maintenance of about \$15 million over the next 10 years," Mr Tribe said.



A render of the proposed Apple flagship store.

Being a public non-financial corporation, Federation Square is not eligible for funding or grants from the State Government like other arts and cultural organisations.

"The depth and breadth of Apple's cultural impact complements Federation Square ... From a business perspective, Apple store makes Federation Square more vibrant," Mr Tribe said.

Councillor Rohan Leppert argued such a development would not be viable due to lack of public consultation.

"It lacks legitimacy and frankly, it should lack legitimacy no matter what our thoughts are about the design of the store and the square's integration with the Yarra," he said.

"It's no about the architecture but about the use of the space. Melburnians' relationship with Federation Square is part of our DNA. Having no public process will make the public lose faith in the Victorian planning

system," Cr Leppert said.

A petition has been circulating by community group Our City, Our Square to converge the public to oppose to the development.



Federation Square CEO Jonathan Tribe.



A big crowd gathers at the public debate on February 13.

Foster to plead guilty

Former councillor Richard Foster is to plead guilty to electoral fraud charges relating to the 2016 City of Melbourne election.

On February 20, Mr Foster successfully sought a further adjournment of his case until April 19.

The Local Government Investigations and Compliance Inspectorate alleges that Mr Foster aided, abetted, counseled or procured the unlawful nomination of candidate Brooke Wandin before the election.

Ms Wandin was last year granted a diversion order without conviction for her role in the matter, a fact which led Mr Foster's lawyer James Catlin to suggest a similar outcome for his client.

Before magistrate Julie Grainger on February 20, Mr Catlin said it was an "abuse" that Mr Foster had been relentlessly pursued and had not been also offered a diversion.

He pointed out that Mr Foster was a "clean-skin" and the "accomplice" in the matter and questioned the prosecution's objectivity in relation to his client.

Magistrate Grainger rejected Mr Catlin's request that the matter be adjourned so it could heard by the same magistrate who granted Ms Wandin's diversion.

Mr Catlin then requested an adjournment as he was not ready to proceed as he had been "doing other things" - a situation he admitted was "trite".

He said he was yet to compile "further references" as well as a list of media reports about Mr Foster.

Mr Catlin said Mr Foster had already been "quite severely punished" by "crippling media reports" about his role in the matter.

He said Mr Foster had been portrayed in the media as "some sort of Svengali" who had guided 37-year-old, community leader Brooke Wandin to sign her name under a false address.

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Hopes high for OC reform Bill

By Lina Le

After five years, owners' corporations may finally see legislative reform enter the Victorian Parliament this year.

The new reforms are going to strengthen the operation of owners' corporations, giving owners' corporations more power and control over maintenance and safety decisions, and lifting eligibility requirements for owners' corporation managers, among other things.

Back in 2013, the Owners Corporations Act 2006 was reviewed with the aim of identifying and making improvements to existing legislation.

In August 2015, a comprehensive review of consumer property law was announced. This review includes the Owners Corporation Act 2006.

The first step in the review was the release and consultation of three issues papers during 2015-2016, which covered a range of issues including the conduct of owners' corporation managers and the management of owners' corporations.

The second stage of the review started in November 2016 with the release of an options paper streamlining the ways owners' corporations make decisions and resolve disputes.

Public submissions to the options paper closed on December 16, 2016 and Consumer Affairs Victoria has been considering feedback received to inform the development of the government's proposed reform package.

Almost three years since the process started, a spokesperson from Consumer Affairs Victoria confirmed that a Bill outlining reforms was expected to be introduced into parliament later this year.

Commenting on the delay to the review, Strata Titles Lawyers CEO Tom Bacon said: "It is strange that the consultation ended a year ago and the options papers sat there for several months before the process of reviewing the draft bill started."

Reforms of current strata laws have been installed throughout Australia in recent years. In NSW, new strata laws were passed in November 2016. In WA, a draft strata Bill is due to be delivered into parliament in the next six months. Changes to Queensland's body corporate law is also underway after public submission closed in May last year.



The controversial sign on Elizabeth St.

Controversial sign

Residents have objected to an application to turn a floodlit high-wall promotional sign on the corner of Elizabeth and Swanston streets into an LED screen.

A planning application has been submitted to the City of Melbourne to replace the floodlit sign mounted to the north-facing wall of the 1-5 Elizabeth St building with an electronic sign made of digital LED screen.

Phillip G, resident at nearby 17 Elizabeth St, opposed to such an amendment.

"(The sign) is facing directly in to all of the bedrooms of my building at 17 Elizabeth St," he wrote to the planning authority.

"I am opposed to any lit signage being

constructed right alongside my building and shining in to my bedrooms. The sign is massive. It is almost three-storeys high. Please don't let this be a lit sign. It will light up all of the area facing directly in to our bedroom windows."

In the planning application, applicant Planning Horizons states digital advertising is considered less intrusive because less infrastructure is used to illuminate and maintain the signage.



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留学生应该积极参与市政选举

撰稿: Sunny Liu

继墨尔本前市长罗伯特·道尔于二月份因丑闻辞职后，五月份将会有一场市政选举。

而很多人都不知道的是，非澳洲公民也可以参与市政选举。

选举人只需要在墨尔本市政府管辖区域内租住房或商业房超过一个月的时间，并且满18岁。那么这也意味着中国留学生也可以投票选举市长。

在市中心这样的留学生聚居的地方，留学生的票将会对市长选举有特殊的影响力。

对于很多从来没有体验过参与政治选举的学生来说，这是一个很好的参政议政的机会。

若想参与市政大选，选举人需要在3月16日下午4点之前通过市政府注册。

大家可以登陆墨尔本市政府的官方网站，填写表格来注册。

注册成功后，维多利亚政府选举委员会将会寄选举表给选举人的住址，然后选举人填写好之后再邮寄给选举委员会。

Foreign renters can vote

Non-Australian citizen renters can vote in the May lord mayoral election.

To be eligible, the person simply needs to have rented a rateable property within the City of Melbourne for more than a month and be over 18 years of age.

The Victorian Electoral Commission (VEC) has confirmed that international students, for example, are able to participate in the election.

Communications manager Mike Lagastes told *CBD News* that the eligibility rules surrounding City of Melbourne elections were more complex than in other municipalities.

He said commercial or residential renters of rateable property were eligible to apply to enroll with the City of Melbourne by March 16.

On a scenario proposed by *CBD News*, whereby six international students occupied a share-house, Mr Lagastes said all would be eligible to enroll.

The City of Melbourne's website, however, says only two renters per property could enroll.

The council enrollment form for renters (Voters' Roll - Form D) does not ask for any evidence of rental history. It merely asks applicants to declare and sign that they are:

- I am an occupier of the rateable property specified in Section 1;
- I would not be an elector in respect of an address in the municipal district if a roll of electors for the Legislative Assembly were compiled; and
- I am a resident of the municipal district.

Enrolments are open until 4pm on Friday, March 16. The one-month occupation criteria is defined as a month leading up to March 16.

The council's website says: "To be eligible you must:

- Be at least 18 years of age, or will attain the age of 18 on or before 12 May 2018;
- Occupy (solely or jointly) a rateable property in the City of Melbourne municipal district; and
- Be a resident of the municipal district for at least one month prior to 16 March 2018."

Lord mayoral election

CBD residents and businesses are to vote in a by-election in May for the position of Lord Mayor of Melbourne.

The vacancy and by-election follows the resignation in February of Robert Doyle after nine years in the job.

Nominations for the position open on April 5 and close three working days later at noon on Tuesday, April 10.

Potential candidates and voters have until 4pm on Friday, March 16 to enroll themselves to become eligible.

The poll is to be conducted entirely via Australia Post, with the Victorian Electoral Commission (VEC) posting "packs" to voters between April 23 and April 26.

Candidates have until April 11 to send statements and photos to the VEC to be included in the voter material.

Ballots must be posted back to the VEC by Friday, May 11.

Voting is compulsory for enrolled voters under 70 years old. Residents are entitled to one vote. Businesses, either renting or owning rateable property get two votes.



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Where is Melbourne's CBD?

By Ree Maloney

In some documents the CBD includes Docklands and Southbank and in others it only includes the Hoddle Grid. So, officially, what area does the CBD actually cover?

The original Hoddle Grid boundaries included Spencer, Spring, LaTrobe and Flinders streets. It was later extended to include the area up to the Queen Victoria Market.

But there are discrepancies in the way the City of Melbourne defines the CBD. In particular, this can be seen when looking at its maps:

- Its mobility map of the CBD extends beyond the grid past Spencer St including the World Trade Centre which is located south of Spencer St on Flinders St;
- CBD camera locations includes Harbour Esplanade, Docklands, and part of Southbank along Southbank Blvd;
- On other occasions, it calls the CBD the "Central City", as in a proposed mid-block pedestrian crossing map which references the Hoddle Grid;
- Another area defined as "Central Melbourne Area" includes Melbourne, Docklands, Southbank and South Wharf;
- A Small Area Profile infographic defines the Hoddle Grid only as the CBD; and
- A bike plan map manages to intersect the Hoddle Grid with City North.

Since there is no one official definition of what counts as the CBD, this appears to cause confusion within other institutions and businesses alike:

- The Victorian Government planning maps reference the "Capital City Zone" which includes the grid, Southern Cross Station and Southbank;
- Google Maps defines the CBD as the grid, plus the Botanic Gardens and areas adjacent to St Kilda Rd up to just beyond Albert Park Lake;
- Public Transport of Victoria's map labelled "Free Tram Zone - CBD Map" includes the Hoddle Grid and Docklands;
- In a recent media release from the Property Council of Australia, Docklands is included as one the CBD districts - yet Southbank is not; and
- Since 2003, the City Circle Tram - which takes tourists around the city outskirts - has included Harbour Esplanade and Docklands Drive in its circuit.

When Melbourne's original surveyor, Robert Hoddle, created what later became known as the Hoddle Grid, he couldn't have imagined to what extent the city would grow. Today, when we refer to the CBD most people probably think of that original Hoddle Grid but in actuality, especially for business development, it now extends to include Docklands.

This is not formally recognised by the City of Melbourne.

David Bowden, managing director of commercial real estate group JLL, said: "There is no official recognition (that Docklands is part of the CBD) from council that I am aware of and it is most probably unlikely."

"Our view is simply that this will be seen as part of the grid upon completion because there will be a seamless frontage to Collins St up to Batman's Hill Drive and Docklands Park."



Program coordinator Youbi (UB) Lee shows off the artworks.

"Asian Grocery" on show

Be prepared to see a makeshift Asian grocery store once you step inside the No Vacancy Gallery at QV.

Seven artists with Asian cultural backgrounds will transform the gallery space into an Asian supermarket as part of the *Asian Grocery* exhibition, performance and workshop series from March 13-25.

On the display shelves will be fake kitsch Asian grocery products such as trinkets, packaged goods and tokens that are commonly seen at Asian grocery shops.

The artists will dress up in traditional Asian clothes as "the grocer" and interact with visitors during the free printmaking workshops and engage them in conversation about Asian identity.

Program co-ordinator and South Korean artist Youbi (UB) Lee said *Asian Grocery* explored what it meant to be Asian.

"It's opening a dialogue for members

of the public to think more about the concept of being an Asian through being in a stereotypical Asian supermarket environment," she said.

The location of the exhibition, being just metres away from several Asian supermarkets and shops, also adds to the "Asian experience".

"It's a very interesting location. The CBD has many Asian residents and visitors and we are right inside QV, a very commercial place with many Asian shops and restaurants. So it makes it more fun to discuss the Asian identity and cultural elements," Ms Lee said.

The exhibition is open at QV's 34-49 Jane Bell Lane from 12-4pm from March 18-25, with a printmaking workshop held on March 18 and 25. Entry is free.

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Tough competition for CBD renting

By Sunny Liu

Renting in the CBD is harder than ever as international students vie for apartments to rent before the new university term starts.

Inspections numbers are at an all time high with as many as 100 people checking out one CBD unit, according to real estate agents.

Suzie Inglis, leasing manager at Hocking Stuart's CBD branch, said February and March were the busiest months of the year for the CBD's leasing market.

"It's very competitive and many students are desperate to rent a unit before their university starts. And this year has been even busier than the previous years," she said.

At a recent open inspection for a furnished three-bedroom unit on Little Lonsdale St, Ms Inglis said around 40 groups attended the opening and almost all of them were overseas students.

Ms Inglis said most of the aspiring renters were international students looking to secure tenancy in the north part of the CBD, particularly among high-rise towers along Elizabeth, A'Beckett and Franklin streets.

"I normally organise between three and four inspections for a property before it is leased.



Melbourne University student Yuri Ye had a difficult time renting an apartment in the CBD.

But around this time of the year the property is leased after just one open inspection," she said.

Turnover is also very quick, with an apartment filled by new tenants just a few days after the previous tenants have moved out.

Ms Inglis said she had noticed many international students would be anxious to move in straight away.

"Many students were leaving things to

the last minute and they could get a little panicky when they did not find apartments before classes began," she said.

"Some of them would come to the inspection and say, 'I can pay the rent and move in now,' but unfortunately we still need time to start the tenancy," Ms Inglis said.

University of Melbourne student Yuri Ye has been looking to rent a two-bedroom CBD apartment with her friend for the past few weeks without much luck.

She has submitted applications for nine different apartments in the CBD, received rejections for three and is yet to hear from the rest.

"It's very frustrating to think that I may not find a place before university starts," she said.

Ms Ye said she was now applying to apartments that looked "alright" from the online photos without going to inspections to save time.

"There's too much competition and it is looking more and more unlikely that we will get a place before March," she said.

She said a friend of hers applied to some 15 apartments in the CBD but none of the applications were approved.

The CBD's residential vacancy rate is at an all-time low, dropping from .26 per cent in November 2017 to .01 per cent in February, according to Hocking Stuart.

Property Council Victoria's president Sally Capp said university students drove the demand for residential properties in the CBD.

"Melbourne's world-class higher education offering continues to produce strong demand for residential rentals in and around our CBD. This is reflected in the growing number of student accommodation developments in the pipeline, and key vacancy indicators," Ms Capp said.

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Melbourne City Council Lord Mayor by-election

Check your enrolment for the upcoming by-election

A by-election for the vacant position of Lord Mayor will be held in May 2018, with ballot packs to be dispatched from 23 to 26 April 2018.

To be able to vote, you must be enrolled by 4.00 pm on Friday 16 March 2018.

Am I enrolled to vote?

You are already enrolled for this by-election if:

- you are 18 years of age or over **AND**
- you live in the City of Melbourne and you are on the State electoral roll for your present address **OR**
- you own or occupy rateable property within City of Melbourne but live in a different municipality, and you are the first or second-named person on the Council's property records **OR**
- you were appointed as a corporation voting representative in the 2016 elections (or earlier) and still hold the position of company secretary or director of the corporation that owns or occupies rateable property within the City of Melbourne **OR**
- you enrolled through Council for the October 2016 elections.

You need to enrol if:

- you are an Australian citizen aged 18 or over **AND**
- you are not on the State electoral roll **OR**
- you have lived at your present residential address for at least one month and have not updated your enrolment details, including any changes to your postal address.

How do I enrol?

Enrol online at vec.vic.gov.au or pick up an enrolment form at any post office, or Australian Electoral Commission office, and return it to the Victorian Electoral Commission before 4.00 pm on Friday 16 March 2018.

If you are enrolled and fail to vote, you may be fined.

For enquiries in languages other than English call our interpreting service:

• ገጽገጽ 9209 0190 Amharic • عربي 9209 0100 Arabic • **Bosanski** 9209 0191 Bosnian • 粵語 9209 0101 Cantonese • **Hrvatski** 9209 0102 Croatian • دري 9209 0193 Dari • **Dinka** 9209 0119 Dinka • **Ελληνικά** 9209 0103 Greek • **Italiano** 9209 0104 Italian • ខ្មែរ 9209 0192 Khmer • 한국어 9209 0194 Korean • **Македонски** 9209 0105 Macedonian • 國語 9209 0106 Mandarin • فارسی 9209 0195 Persian • **Русский** 9209 0196 Russian • **Српски** 9209 0107 Serbian • **Soomaali** 9209 0108 Somali • **Español** 9209 0109 Spanish • **Türkçe** 9209 0110 Turkish • **Việt-ngữ** 9209 0111 Vietnamese
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This notice is published by the Victorian Electoral Commission on behalf of the Registrar for the Melbourne City Council voters roll.

You may also apply directly to Council to enrol if you are 18 years or older and:

- you are a new owner or business occupier of a rateable property in the City of Melbourne **OR**
- you own or occupy rateable property in the City of Melbourne and reside in the council area, but are not on the State electoral roll (includes non-Australian citizens) **OR**
- you are a director or company secretary of a corporation (or hold an equivalent position in an association) that owns or occupies rateable property solely or jointly within the council area*.

* If a corporation that solely owns or occupies rateable property in the City of Melbourne does not validly appoint two voting representatives by 4.00 pm on Friday 16 March, the Council is required by law to enrol the first two of the following (to be taken in alphabetical order):

- the company secretaries of the corporation
- the directors of the corporation.

If you meet any of these criteria and wish to enrol, contact Melbourne City Council on 1300 735 427 (+61 3 9658 9318 from overseas) or visit melbourne.vic.gov.au/elections for a council enrolment form.

How do I check my enrolment?

You can check your State enrolment details online at vec.vic.gov.au or call 1300 735 427 (+61 3 9658 9318 from overseas) for council enrolment details.

Voting is compulsory

Voting is compulsory for everyone under the age of 70, (including non-Australian citizens and corporation voting representatives) enrolled on the Melbourne City Council voters roll at 4.00 pm on Friday 16 March 2018.

Keegan Bartlett
Electoral Registrar

Victorian Electoral Commission

CBD heritage under further threat

The Melbourne Metro Tunnel Authority (MMRA) plans to partially demolish the heritage-listed Campbell Arcade as it links Flinders Street Station to its new Town Hall Station.

The arcade appears on the Victorian Heritage Database, as “a rare and substantial example of late Art Deco design in a distinctive 1950s colour scheme.”

Its 2015 statement of significance goes on to say: “Campbell Arcade, designed in 1949, is of aesthetic significance as one of the most intact early post WWII public interiors in Melbourne with its salmon pink wall tiles, pink and black terrazzo floor, polished black granite columns and chromed steel shopfronts.”

Melbourne Heritage Action (MHA) president Tristan Davies says the plans for Campbell Arcade is one of the most serious threats to CBD heritage is some time.

“Plans buried in the details for the City South Metro station that came out late in December are one of the biggest threats to a Melbourne heritage interior, and our independent arts culture in quite some time,” he says in this month’s Heritage Column – see page 20.

Mr Davies says: “Without any public fanfare, or indeed any kind of heritage or cultural assessment, the interface between the new station and Flinders Street Station has been designed to ram right through the heritage-listed art deco Campbell Arcade/Degraves Subway, with its salmon pink tiles and chrome shopfronts one of the cities most intact interior spaces.”

“Not only will multiple original shopfronts in the arcade be demolished to make way for a contemporary tunnel, but plans put all the rest of it behind sterilised, paid metro ticket barriers.”

“These plans ignore the fact that the Campbell Arcade is on the Victorian Heritage Register as a state significant interior, and thus that any change to it should be treated as no less severe than if half the Block Arcade were to be demolished and put behind barriers. They also disregard the subway’s important cultural place in the



Campbell Arcade might be demolished to make way for the Town Hall Station.

heart of the city.”

The City of Melbourne’s heritage portfolio chair Rohan Leppert said: “The new Flinders St pedestrian underpass option announced by the State Government obviously has a massive impact on Campbell Arcade, a highly significant place on the Victorian Heritage Register.”

“Every effort should be made to remove or minimise the impact on Campbell Arcade. The state government owes it to Melburnians to ensure that its heritage permit application process is as transparent as possible, and that the feasibility of all options are publicly demonstrated.”

The MMRA appears determined to proceed with the plan and is not looking at alternative options.

An MMRA spokesperson said: “The Metro Tunnel Project will continue to work closely with affected businesses as they prepare to leave Campbell Arcade.”

“The underground pedestrian connection is a vital part of the Metro Tunnel Project because it will allow passengers to connect

with City Loop services without having to touch on or off their myki.”

“Using the existing arcade is an efficient use of existing infrastructure and lessens the disruption and impact to the heritage listed Flinders Street station.”

But MHA disputes that the new plan would result in less heritage damage to the Flinders Street Station complex.

“The previously published option of a tunnel leading to escalators rising through two tenancies on Flinders St, and then into the concourse, seems to have significantly less heritage impact, with only the loss of pressed metal ceilings and two altered shopfronts with no long-standing tenants,” the MHA website says.

In its original plans to connect Flinders Street Station with Town Hall Station, the MMRA proposed to tunnel under Flinders St further east of Campbell Arcade.

The new proposal has not been subject to public consultation, and only appeared on a new architectural diagram late last year.

MHA’s website further says: “The plans as

proposed seem to involve the complete destruction but all but one tenancy on the eastern side of the arcade, and it and all but two tenancies on the western side placed behind ticket barriers.”

“The demolition involved here would include the pink tile walls, intact chrome steel shopfronts, original doors and doorframes, perhaps leaving only the pink terrazzo flooring and black granite columns.”

“An intervention of this size would surely be one of the largest destructions of a Victorian Heritage Register listed interior in decades.”

Melbourne MLA Ellen Sandell has started an online petition to “Save Campbell Arcade.”

MMRA says it will obtain all necessary planning and heritage permits before works begin.

But tenants have been told that as their leases come to an end, they will not be renewed. However, tenants may remain on a month-by-month arrangement until July 2019, when major works are expected to begin.

A City of Melbourne spokesperson said: “The City of Melbourne is a strategic partner in the delivery of the Melbourne Metro Tunnel. The use of Campbell Arcade as an underground pedestrian connection between Flinders Street and Town Hall stations was identified by Cross Yarra Partnership, the consortium selected to deliver the Metro Tunnel Project.”

“A connection to Campbell Arcade was not considered as part of the Environment Effects Statement (EES) planning process. The EES included a connection to the Flinders Street concourse. The proposed link to Campbell Arcade was shown on draft Development Plans that were placed on public exhibition for comment last year.”

“Any changes to Campbell Arcade will also require a permit from Heritage Victoria as the Arcade is listed on the Heritage Register.”

Metro Tunnel project’s Flinders Lane disruptions

Up to five spoil-removal trucks drove through Flinders Lane every hour during daytime to remove 5000 tonnes of debris from the City Square excavation site in February.

The one-lane Flinders Lane was closed between 7am and 8pm from January 30 to February 16 between Swanston and Russell streets for exclusive truck access.

As part of the Metro Tunnel Rail project, an 11-storey shaft will be dug at City Square to allow for underground transportation of machinery, equipment and workers to build the Town Hall Station.

Previously, trucks for the rail project had been going through the two-laned Collins St, but Melbourne Metro Rail Authority (MMRA) said access to Collins St was unavailable as demolition of the former car park was nearly complete.

At an information session held last April,

representatives from the MMRA and contractor John Holland told businesses that truck access through Collins St was under strict timelines to minimise disruption.

Spokesperson Vesna Newman said at the time John Holland was working with Yarra Trams and VicRoads to find adequate staging for trucks to avoid traffic congestion.

“Part of our planning at the moment is looking at our staging, where our vehicles go when they’re not in the CBD because we don’t want to keep them around the corner,” she said.

The MMRA said closing Flinders Lane reduced impact on traffic and trams running on Collins St.

Trucks parked on Flinders Lane were loaded via excavators at the City Square site, before exiting left onto Swanston St and turning onto Flinders St to leave the city.

The MMRA has installed water sprays, scaffolding, hoarding and cloth protections to mitigate dust. An acoustic shed will be constructed over the City Square site later this year to minimise noise.

“Melbourne Metro Rail Authority has worked closely with a number of stakeholders, including City of Melbourne, to minimise disruption around Flinders Lane closures where possible, including scheduling closure dates outside busy Christmas trading, Music Week, and the Australian Open,” an MMRA

spokesperson said.

“We are working with local residents and businesses to notify them of upcoming works to ensure they are aware of what we are doing and can plan accordingly.”

The MMRA said Flinders Lane would be closed for future works such as the acoustic shed construction, shaft excavation and tunneling at City Square later this year.

Pedestrians, residents and local businesses will still be able to access Flinders Lane during closures.

CBD residents and businesses can find out more about road closures on metrotunnel.vic.gov.au/construction/cbd

End of an era for Modak

By Sunny Liu

After trading on Elizabeth St for 88 years, Modak Motorcycles closed its doors in February.

Established in 1930, and likely the oldest motorcycle business in Australia, Modak has been selling spares for classic British motorcycles from the last century.

Modak has been in the hands of the Beanham family since 1955.

In 1971, the family bought the former hardware shop at 299 Elizabeth St and relocated Modak from across the road, where Melbourne Central now sits.

Owner David Beanham said losing the shopfront had been a difficult but inevitable decision.

"We are one of the last old-style shops in the middle of a large city. But being quirky does not guarantee customers to cover the cost of running a business in the CBD," he said.

"In the end we are no different to any other retailer and it all depends on who's coming through the door."

Mr Beanham said the prevalence of online retailers made it difficult for physical stores to survive, but the State Government's land tax hike was "the final nail in the coffin" for Modak.

"The policy introduced by the State Government has more than doubled the amount of land tax we pay. Running a business is an economic proposition and we can't be here forever without being profitable," he said.

"No business lasts forever and we have done very well to last this long. Having a record of trading for such a long time is a testament to our good business practice."

Mr Beanham said Modak would continue to take orders from customers through emails and phone calls.

"We've always posted parts to people wherever they are in Australia. We are not closing down, but we are losing the shopfront," he said.



David Beanham with partner Tricia Kaye.



Modak Motorcycle's owner David Beanham says losing the shop is inevitable.

Mr Beanham plans to lease the ground floor shop and will move the hundred-year-old shelves and stock to a storage room upstairs.

He said it was likely a hospitality operator would rent the shop.

"It's unknown at this stage. But, bearing in mind what's happened to every other shop on this block, I'd say it's probably something to do with food. That's all that seems to survive," he said.

Modak Motorcycles has twice been recognised by the Lord Mayor's Commendations for small businesses.

Mr Beanham's mother Jean Beanham, who worked on the family business well into her 90s, received the prestigious platinum award for more than 50 years in businesses in 2013 and Mr Beanham received gold in the 2016 Lord Mayor's Commendations.

Mr Beanham said small businesses were an important part of Melbourne's fabric but it had become difficult for small businesses to stay operating in the CBD.

"I think it's great to have something different in the city. It's a shame that small businesses have to close. Diversity is important and I think our city is losing that diversity," he said.

"I don't think the larger shops are necessarily pushing the smaller shops out. But there are factors that you can't control, such as the State Government's charges on land tax. Money just can't be pulled out of thin air," Mr Beanham said.

Orders for Modak products can still be made through the phone on **96021229** or email **modak3000@gmail.com**



Mr Beanham sits on a motorcycle from the 1930s.



Teahouse's auction attracted a crowd.

Teahouse sold for \$3 million

By Lina Le

Teahouse – a popular Chinese restaurant in Chinatown was recently acquired by a Chinese investor for \$3.106 million.

The restaurant, located at 11-17 Cohen Place, on the ground level of the Punt Hill Apartment Hotel was sold for \$11,500 per square metre. Its strategic location is a critical factor for the sale, according to Lewis Tong from CBRE.

Mr Tong recognised the trend in the Melbourne property market, with many investments coming from Asia: “Since our Chinatown showroom has opened, we have been able to identify the strength in demand from Asian investors looking to purchase commercial property in Australia, with many of our enquiries to date coming from new entrants looking to enter the market.”

Office vacancy rate drops

Melbourne's CBD has the largest drop in office vacancy rates among Australian CBDs in the past six months.

The Property Council of Australia's office market report released in February shows 22,142sqm of office space was added and 30,964sqm was withdrawn in the CBD during the six-month period.

In the next three years, more than 450,000sqm of new stock will be supplied in the CBD.

The Property Council's CEO Sally Capp said: “The decrease in Melbourne's office market vacancy rate was fuelled by strong demand and saw a flight to quality.”

Council moves on CBD pokie entitlements

By Medha Vernekar

The City of Melbourne wants venues with existing poker machine entitlements to voluntarily apply for a significantly lower number when renewing licences with the Victorian Commission for Gambling and Liquor Regulation (VCGLR) for 20 years from 2022 to 2042.

Speaking at the February 6 Future Melbourne Committee meeting, Cr Rohan Leppert criticised the state government for its handling of the issue of pokie licence renewals: “The state government is quite keen to get the deposits for these licence extensions here and now.”

“It's also a political issue for the state government by taking this issue off the table as early before the state election as possible whilst not burdening the next couple of terms of parliament with the reopening of this question.”

In light of the upcoming February 28 deadline for renewing licences for pokie entitlements, the council resolved to publicly write to all venues (excluding Crown Casino) with a licence to operate poker machines—including all AFL clubs that operate venues with poker machines—based in the municipality to respond to the council's policy.

Based on the responses, the council will be making a media statement by mid-March acknowledging the venues that apply for lower entitlements and listing the

expenditure data for those that do not.

The council also intends to communicate the current state of poker machine entitlements as well as discuss the negative impacts of gambling on the municipality.

The successful motion also requested that the CEO appeal to all parties concerned in the Legislative Assembly to make election commitments in relation to the council's position on poker machines prior to the 2018 state election.

The second part of the motion reiterates the position of the council, as resolved at a meeting on October 17 last year, to bring the central city (currently the only part of the state without a cap) into the municipal cap on the number of poker machines.

Acting Lord Mayor Cr Arron Wood commended the motion brought by Cr Leppert and said: “We know the harm that problem gambling does to the people that have the issue but also to the families around them. So the links to family violence are quite clear.”

Cr Le Liu hoped businesses follow suit with

the council's request but voiced concerns about pressuring them with the new policy.

“While I am supportive of Cr Leppert's (motion), I do note the stick we are hitting the businesses with. I'm not very into the forcing of a business, especially something that is at the heart of the city,” he said.

Cr Frances Gilley noted the valuable work of the Alliance for Gambling Reform in reminding the damage problem gambling does to a community and condemned the state government for profiting out of poker machines.

“We are raising these funds from the poorest part of people using machines that are addictive – like being alcoholic, where you actually have absolutely no control.”

Cr Leppert closed off by acknowledging the work of the Alliance for Gambling Reform and hoped to reinforce the council's commitment to working towards eliminating problem gambling through the media statement in March.

The motion was carried unanimously.

STREET LIFE



2 pm. Elizabeth St.

Photo by Barry C. Douglas @ BarryTakesPhotos.com

Ancient gentlemen's club to leave CBD

By Sunny Liu

Tucked away in CBD laneway Sutherland St is a little-known gentlemen's social and charitable organisation, the Royal Antediluvian Order of Buffaloes (RAOB).

The RAOB, or as the members fondly call "the Buffs", is an ancient fraternal club originated in the UK in the 1820s with the idea of working-class men coming together "to assist a brother in need".

Its Victorian headquarters was established at its CBD location in the 1960s and once had more than 1000 members across the state.

But today it only has around 40 active members in Victoria and is moving out of the CBD after the club sells the property at 22 Sutherland St, which is to be auctioned by CBRE on March 16.

Victorian Deputy Secretary Graeme Boden said the two-storey CBD building, home to the RAOB's Victorian Grand Lodge, has become too large for the club.

"We simply don't need this much space for our lodges anymore. I still remember the old days when the lodges used to be packed with people and there was barely enough standing room," Mr Boden said.

The club has leased out the upper floor and only uses half of the space than several years before.

Mr Boden said membership and attendance had been declining over the years largely due to lack of interest from the younger generation and loss of members by death.

He said the average age of current members was around 65 and some members were well into their 80s.



Members of the Order of Buffaloes gather for a lodge meeting.

"We have lost a lot of the members. Many members have died or have got very old and some just got out of the habit of attending the lodges," Mr Boden said.

"Also changes in licensing laws, drink-driving laws and the difficulty in finding car parking in the CBD have affected attendance," he said.

The RAOB has donated money to a range of underfunded charities, such as Make A Wish Foundation, Aussie Helpers, National Breast Cancer Foundation and the Heart Foundation.

The club has also helped relieve financial distress from its members, such as the time when a member's house was burnt down and received financial support from the club.

The Buffs is known for its formality and ceremonial traditions at meetings.

Members are required to dress up in grand costumes covered in badges and go through a range of formal processes such as chorus at each fortnightly gathering.

Many of the RAOB's Victorian chapter members are former tradies, who have helped with the headquarters' renovation some years ago.

But as time goes by, the hundred-year-old building on Sutherland St has become difficult to maintain.

"Because of the age of the building and the ageing members, we don't have the ability to maintain our Grand Lodge," Mr Boden said.

He said the Buffs is now looking to relocate to a space in the suburbs, potentially Caulfield or Oakleigh.

"It has got to the point where we have to make the move. It's now better for us to sell this building than to maintain it," he said.

Mr Boden said he was concerned about the sustainability of the Buffs, as very few new members had been recruited.

"It's very difficult to recruit new members. We need people of good character and sign-ups are referral based," he said.

"Also we have strict dress codes and many young people don't like the formality."

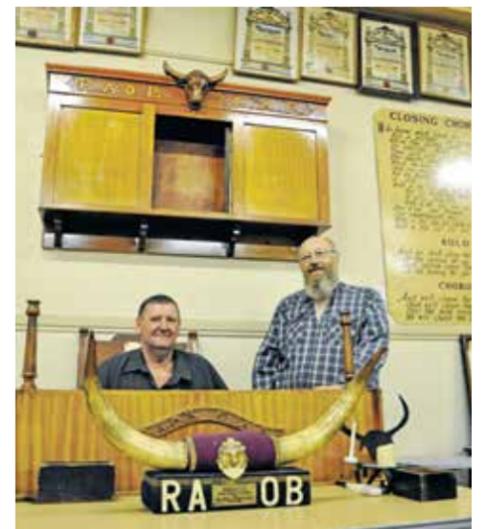
Mr Boden said he hoped the Buffs could go on just like it had for the past two hundred years.

"We'd like for it to continue. We hope to pick up more members once we relocate. But because of the age of our members, unless we get new members, there will come a time when the Buffs can't continue on," he said.

The RAOB has appointed CBRE to auction the building at 12.30pm on March 16.

CBRE's Alex Brierley said: "We are currently witnessing a generational change of ownership across the city as private families and not-for-profits alike are electing to capitalise on the strong market conditions."

The future sale of the Buffaloes Order's building follows recent sales of Melbourne legal families the Gallbally and O'Bryan's office headquarters at 259 William St and the former Kozminsky Jewellery building at 421 Bourke St.



Deputy Grand Primo Greg Frederickson and Grand Secretary Graeme Boden.

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CBD NEWS

Year of the Dog 2018



Photos by AKM Imran.

World captured by females

By David Amaya

March is women's month and this year's celebration starts with CONCEPTA, the subject of the eighth annual women photographers' exhibition.

From March 4 to April 7, Magnet Galleries Melbourne will show a collection of photographs taken by 20 women who give to the public their view of the abstract art.

The event will be a new experience for most of the artists who haven't done any abstract work.

"We are taking these photographers out of their comfort zone, but the results will speak for themselves," said Susanne Silver, gallery director, who created the exhibition eight years ago, with the idea of giving to the women a unique spot to show their creations.

Professional photographers and also students and amateurs are among the women invited to the event. It means that the spectator will enjoy a range of concepts, ideas and ways to join into the abstract art.

The event not only will give the chance to

admire a gallery made just by women, but also will raise funds for UN Women, the United Nations' branch that supports women in third world countries.

"We support photographers and make opportunities for people to see, learn and understand the many things that photography can do," Ms Silver said.



Concepta's curator Susanne Silver.

Elizabeth St clock tower's time for change

By Ree Maloney

The Elizabeth St clock tower has received a refurbishment after 110 years.

The clock was built in 1907 by clockmaker, F. Ziegler, as part of Flinders Street Station upgrades. At 3.3 metres in diameter, it is the largest clock in Victoria.

"The Elizabeth St Tower Clock has kept Victorians on time for more than a century and is now back up and running after a thorough restoration," said Minister for Major Projects, Jacinta Allan.

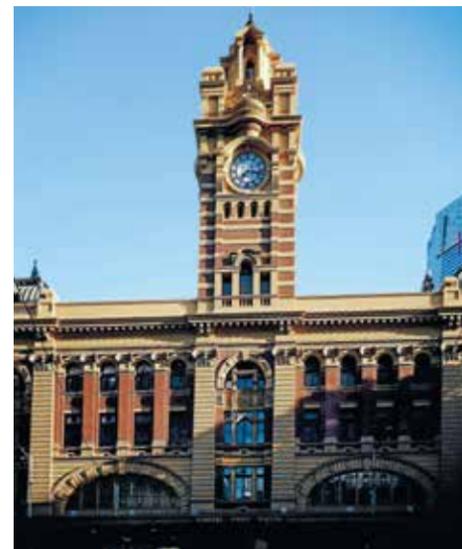
A clock tower has been on the site since 1883. The original clock tower is now located at Scienceworks Museum.

The current clock - which was originally hand-wound but is now run electronically - was removed in 2017 and made its reappearance in late January. It has four faces, with the most prominent being the one that looks down the centre of Elizabeth St.

The other change to occur to the tower

is its colour. The Victorian Government decided that it, and the rest of the station, should be restored to its original 1910 colours. This consists of a lighter cream-colour than the yellowish hue that Victorians are used to, and a more rustic red.

The clock tower and Flinders Street Station is a favourite amongst locals and tourists alike - scoring an average rating of four stars on Tripadvisor and is listed as number 50 of the best things to do in Melbourne.



Non-Australian citizens CAN VOTE

What a great opportunity for advancing democracy in the CBD!

It is likely that many thousands of CBD residents do not know that they can vote in council elections. They assume that, as with the state and federal elections, they must be an Australian citizen – but this is not so.

It will be wonderful to get these people added to the electoral roll and voting to support a resident-friendly mayoral candidate.

Residents 3000 will be approaching the relevant council officers and the Victorian Electoral Commission for assistance in advising these people that they can vote and motivating them to enrol. We will also ask the electoral officers to provide clear steps to easily and quickly enrol in time for the next mayoral election.

We seek the participation of owners' corporations to post prominent information for their residents concerning voting.

We will also approach the City of Melbourne to arrange a town hall meeting for residents to meet and question the candidates in the upcoming election.

It is important that we all understand their attitude towards resident-related matters in

the CBD such as:

- Community development;
- Supporting council in its excellent work in addressing overcrowding;
- Ensuring council has sufficient resourcing to monitor the compliance of construction projects in matters such as working hours, dust and litter, traffic management, resident amenity, etc;
- Addressing the security problems arising from having short-term stay strangers in our homes;
- Management of CBD infrastructure as the CBD population booms;
- Garbage collection;
- Street and footpath cleanliness;
- Graffiti removal;
- Repair of vandalism;
- Street landscaping;
- Developing community resources; and

- Support for the council community involvement initiatives.

The council cannot be everywhere at once and can benefit with help from the community to report issues that need attention.

Council has implemented a great reporting app for smartphones called "Snap Send Solve".

It is such a positive move to get residents more involved in their city's wellbeing.

Why is democracy so important in the Melbourne CBD?

The answer is simple – to prevent favoured status and vested interests.

We feel that this initiative to expand democracy to more residents will have a very positive impact in the future. It helps in some small part to address the great imbalance in democracy in the CBD caused by the right of corporate entities to have two votes where residents only have one.

A 2015 multiple university report on democracy in Melbourne, commissioned by the Electoral Regulation Research Network

puts its number one recommendation as: "Limit the franchise for candidature and for voting in the MCC for lord mayor, deputy lord mayor and councillors of the MCC to residents on the electoral roll and non-citizen residents."

Ref: Final report of ERRN LG Research Group: *Melbourne Democracy - Marvellous?* 2015. Research and recommendations by the Law Faculties of Monash and RMIT Universities.



Roger Hersey
Residents 3000

www.residents3000.com.au



Music

Sweet Country

The amber light on the switchboard lit up.

Late cold night, a desert wind. At the station, the radio announcer picked up the phone. Brief introductions, and then the request – to play Johnny Cash singing *Peace In The Valley* ...

There are a trifecta of songs of note from the superb Warwick Thornton film *Sweet Country*. The curiosity is that there is no musical sound track for this western set in Central Australia late in the third decade of the 20th century.

The first song is when the moral compass of the film, Fred Smith played by Sam Neill, sings a song called *Jesus Loves Me*, unaccompanied and unvarnished.

His delivery of the song has the cadence of an earnest preacher, his passion and conviction superior to his musical talents, perhaps.

His audience is the chasing posse gathered together by Sgt Fletcher (played by Bryan Brown) to track down Sam Kelly (Hamilton Morris) and his wife.

The couple are on the run after an effective act of self-defence against a land owner.

Upon completion of his serious rendition of *Jesus Loves Me*, with the title repeated many times, without any New Orleans pizzazz, Fred Smith announces the title of the song.

The heathen hounds surrounding the fire are unimpressed, most grunt and return to the solemnity of staring at the fire. Sam Neill, the actor, was in Central Australia in a previous film, *Until The End Of The World* (1991) directed by the German director Wim

Wenders.

Wenders of course once documented a couple of phenomenal Antipodean bands in his film *Wings Of Desire*. The Australian Music Vault can be of assistance for intrepid musicologists ...

No equation
To explain the division of the senses
No sound to reflect
The radiance of time
In the beginningest dream
Halls of disorder
Where we are swept to encircle dawn
It Takes Time - Patti Smith

The second song to note from *Sweet Country* is when, by chance, the fugitive couple, with the posse closing in, are above a canyon, and they can hear a tribe singing a ceremonial song, clapping, and playing clapsticks, with a brilliant precision of tens of thousands of years of performance.

Not myth, though they are singing myths, but fact. You can sense the respect that Sam Kelly has for this tribe, this moment. Their situation is reminiscent of characters in the novel *Blood Meridian* by Cormac McCarthy. I was reminded at this moment of the photographer Kristian Laemmle-Ruff and his exhibition *Mind The Gap*.

The third song arrives as the credits roll, and it is *Peace In The Valley*, a Thomas Dorsey song from 1937, being performed by Johnny Cash and recorded live at San Quentin Prison on February 24, 1969.

June Carter Cash chimes in on vocals, alongside the Carter family who provide autoharp, vocals and acoustic guitar.

Cash sounds compelling and biblical with his baritone voice providing a superb ballast to the shape of the final moments of this great film.

It is a thunderous exclamation point to a brilliant western. With no soundtrack music, this film is all about the natural sounds of the environment, the sound of horses braying and their hooves, boots walking on timber and red soil.

In a virtuoso performance in the trial scene, Matt Day presides over matters as the judge. In the background, on the main street of town, on a windy day, a corrugated iron door can be heard and seen banging back and forth on a hinge. Very Sergio Leone-esque. Fine cinema by Thornton.

In contrast to this lack of musical soundtrack, in his art installation work *Mother Courage* in 2012 at the ACMI Gallery 2, Warwick Thornton had a couple of screens set up inside a well travelled Kombi Van with a continuous soundtrack of music, with an announcer speaking between songs.

The songs in *Mother Courage* included: *Black Boy* by Wedgetail Eagles; *Tjama Tjama* by Ilkari Mara; *Patrola - The Petrol Sniffing Song* by Punch Thompson; and *Make More Spear* by Frank Yamma. On the screens we could see a matriarch painting vibrant dot paintings, with a young boy nearby, listening to the radio.

Omega and Alpha

*The fauna ought to equal the flora
But priest equals aura
And beginning equals the end
The end always equals the start
Aura* - Steve Kilbey

When Sgt Fletcher, a returned soldier, continues alone on his penultimate odyssey trailing behind the fugitives, his chiselled, gaunt, grim, angular features are a signature echo/harmonic of the Albert Tucker painting *The Explorer*.

The long shot on the salt pan with Sgt

Fletcher collapsed on the ground next to his horse standing in profile is sublime. In the end, Sam Kelly's journey matches that of Weisreidau in Guy Sajer's *The Forgotten Soldier*.

Thornton's short film *Green Bush* (2005) is based on his experience as a radio announcer at CAAMA (Central Australian Aboriginal Media Association) radio in Alice Springs.

Sweet Country is set in Central Australia in the MacDonnell Ranges, country that is within reach of the CAAMA Radio transmitter.

There is magnetic resonance to the work of Warwick Thornton.

Enceladus Turntable
Adalita - Hot Air
Alain Bashung - *Volutes*

Courtney Barnett and Kurt Vile - *Over Everything*

Gigs/Shows

Sunday arvos in March – *Sunday Arvo Cherry Blues Sessions* at Cherry Bar, ACDC Lane;

Wednesdays 4pm – *Out On The Patio*, 3RRR Thursday, March 8 - *Mogwai*, Forum Theatre;

Saturday, March 10 - *BOHEMIA*, Musicians and Mentors, ANAM;

Saturday, March 10 - *JAALA*, Rooftop Cinema. Level 7, Curtin House; and

Friday, March 23 - Mia Dyson, The Gasometer Hotel.



Chris Mineral

email:
mineralsands@hotmail.com

Metro Tunnel

City Square demolition complete and more sheds coming

The Metro Tunnel Project appreciates people's support while we undertake these vital works in the city and urge caution around our sites.

Please help us support local businesses affected by Metro Tunnel construction by continuing to visit them while works take place.

Visit metrotunnel.vic.gov.au for more information about works in your area.

State Library Station (CBD North)

An important project milestone was reached this month with the start of round-the-clock digging inside the Franklin St acoustic shed.

The shed is more than 20 metres high and 70 metres long and encloses 24-hour construction activity as excavation of an 11-storey shaft is underway.

It is the first of three massive acoustic sheds to be built in the CBD.

The A'Beckett St acoustic shed is well underway and expected to be complete by mid-year, while construction on an acoustic shed at City Square will begin later this year.

Service relocation works are continuing at Franklin St west of Swanston St. The westbound lane of Franklin St, between Swanston and Stewart streets, is closed to traffic.

This westbound lane closure will remain in place until mid-2019 to facilitate construction of another access shaft to build State Library Station.

Until late March, there is also a full closure of this section of Franklin St at night to relocate gas services.

Access for businesses and residents remains with signage in place to direct vehicles, cyclists and pedestrians around the works.

The demolition of buildings along Swanston and LaTrobe streets, including the nine-storey former residential tower, is progressing and is expected to be complete

by the end of March.

Town Hall Station (CBD South)

The demolition of the car park at City Square is now complete.

Around 5000 tonnes of debris has been removed from the site since demolition began late last year.

Work will soon begin to deliver equipment and to set up the site before piling starts mid-year.

The piling will involve drilling up to 30 metres into the ground to create a hole and then placing a steel reinforcement cage inside before concrete is poured, creating the complete pile.

A 20-metre high acoustic shed will be installed before the start of 24-hour construction activities to build Town Hall Station, including excavation of an 11-storey access shaft and tunnelling.

The demolition of buildings on Swanston St is almost complete, with just the former KFC building remaining.

Port Phillip Arcade demolition is underway and is expected to continue until the end of March.

Pedestrians can continue to access Flinders Lane and Scott Alley businesses using either Degraves St or Swanston St.

The Town Hall Station construction site was lit up on February 17 as a part of Melbourne's White Night. Hundreds of thousands of visitors to the city and festival could see into the worksite which was covered in bright lights through the viewing windows along Swanston St.

Street Art



Culture vulture

Did you know that on average Hosier Lane gets around 10,000 tourists a day? That is pretty extraordinary.

When you think about it, you struggle to think of anything else in Victoria that attracts this amount of tourists, plus it's free and all we have to do is look after it.

It is clear that people travel to Melbourne just for the street art and that it is a million-dollar industry for Melbourne's economy. So why has the laneway become so ugly?

Between the Mariners making another million dollars and the council trying to fix it in the wrong way, it is clear that Hosier Lane is in a bad way. And once again the responsibility lands directly on the rich.

It's funny. I think people would be upset if a "Culture Kings" store was open at the 12 Apostles or at the penguin parade. Yet that's what these so-called culture kings have done in Hosier Lane.

More like culture vultures, they even have security guards on their door in Hosier Lane to stop the homeless and artists from entering. This is truly outrageous and I would like to know who in the council allowed this to happen. They are either corrupt or just stupid.

After I painted the entirety of Rutledge Lane *Empty Nursery Blue* the council set up a group called Hosier Inc. This was made of people who photograph art and people who live in the area, not artists.

These guys were given a vast budget and proceeded to paint the whole of Hosier Lane black. And they took down the light boxes set up by City Lights in 1999. They painted over some of the most important

art in Melbourne.

I know I painted over Rutledge but it is always changing and there was little art of importance that I went over. And it was, in its own right, an artwork.

I often hear people complaining about all the homeless in Hosier Lane and it is true. Youth Space is located in Hosier Lane and it helps the homeless wash their clothes and get a coffee on a cold day.

The work they do is great and important. It might help to move this project to another part of Melbourne's CBD but, in the end, the problems in Hosier Lane are there because of poor decisions and rich people exploiting its beauty.

I believe Hosier is on its last legs and unless the council takes drastic action it will be gone forever. It should not be legal to paint there. As this is not the place to practice.

It should be the pride of Melbourne's street art scene. But I can think of 10 laneways which are better. And that's not good enough.

It was for so long the pride of Melbourne.

Please let's put this laneway back on the map and give the thousands of tourists that visit what they deserve.



Adrian Doyle

Blender Studios founder and director



TRAFFIC CHANGES
MARCH 2018



The Metro Tunnel will get our train network moving. Untangling the City Loop will benefit train lines across the network by making travel easier for you, with more frequent trains carrying more people to destinations across Melbourne.

Some of Melbourne's busiest train lines - Sunbury, Cranbourne and Pakenham - will run exclusively through the new Metro Tunnel, freeing up space in the City Loop for other lines to run more frequent and reliable services.

Works on St Kilda Road and Grattan Street

Long-term traffic changes to St Kilda Road, near the Shrine of Remembrance, and Grattan Street, Parkville, are now in place due to Metro Tunnel works.

Works on Franklin Street

There are ongoing service relocation works in Franklin Street West, resulting in periodic closures of the street.

Expect delays and plan ahead

To see how you might be affected, visit metrotunnel.vic.gov.au

Startling Airbnb listing statistics

New data on Airbnb listings for Melbourne has shown that between 2016 and 2018 there has been a 132 per cent increase in listings for metropolitan Melbourne and a whopping 186 per cent increase in listings within the City of Melbourne, see Table 1.

The figures were extracted and analysed especially for We Live Here by New York-based Australian Murray Cox, the creator of **InsideAirbnb.com** who is back in Australia on a short visit.

As many of you will know **InsideAirbnb.com** is the website that analyses Airbnb's publicly available data and makes it available for anyone to use.

Not surprisingly Mr Cox has been referred to as Airbnb's "public enemy number one", but for those of us around the world trying to get a handle on the ever-increasing problem it is gold and we are very grateful to him for providing us with this up-to-date information.

We Live Here's submission to the Parliamentary Inquiry into Short-stays (March 2017) included data for 2016 that was extracted from **InsideAirbnb.com**. A total of 56.6 per cent of all listings were for entire dwellings and 38.9 per cent of hosts were multi-listing.

These percentages from 2016 were applied to the data from 2018 in the above table (and there is nothing to suggest that anything has changed in the meantime). The results are shown in Table 2.

These results are shocking and fly in the face of Airbnb's own mantra that their business is only about "mums and dads" renting out a room in their own home!

These data of course don't include all the other on-line booking platforms or the short-stay operators who for years have been running commercial short-stay businesses in residential buildings not designed for them, and not paying their due taxes, etc.

It all adds up to an industry out of control that is rapidly turning Melbourne into a city of ghettos in the sky, with the pain now spreading to the fringes of Melbourne such as the Mornington Peninsula.

When will the government start to listen to us?

It is time for Planning and Consumer Affairs to get together to address this issue, as their counterparts in NSW are doing.

San Francisco is an example of how short-stays can be regulated in apartments.

Airbnb law in San Francisco

Since 2015, San Francisco law has regulated short-term rentals in apartments, with an Office of Short Term Rental (OSTR) established to enforce the law.

The main principles of the law are:

- Permanent San Francisco residents only. To rent an entire property short-term the host must live in the property for 275 days per year. Absentee owners cannot do short-term rentals;
- 90-day rule. Where host is not present, maximum 90 days per year - subject to a daily fine of around \$A600 for a first offence and then up to \$A1200 per day;
- Hosted rentals exempt. Where the host is present in the unit these rules do not apply;
- Only primary residence may be rented short term. Permanent residents may rent out their primary residence but not

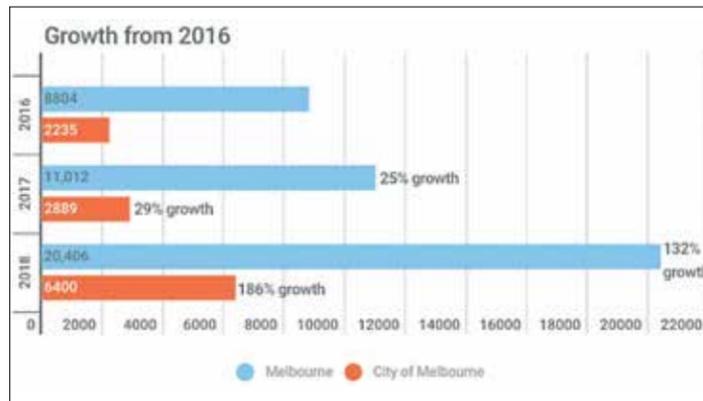


Table 1. Source: InsideAirbnb.com

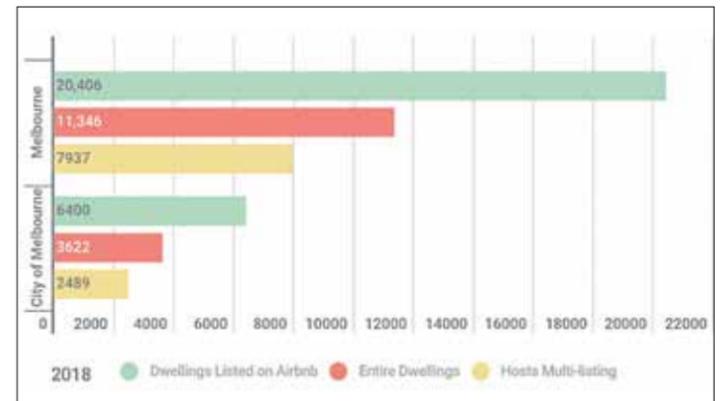


Table 2. Source: InsideAirbnb.com

properties where they don't live. This is aimed at stopping landlords evicting tenants to create ersatz hotels;

- Registration and permits. Hosts must register and get a permit in person from the OSTR. The fee is \$300 for two years. The registered property addresses are accessible online to the public;
- Insurance mandatory. Minimum \$650,000 liability cover. Or the host can use a hosting service that offers at least that cover. Airbnb, for example, says they provide hosts with \$1 million liability cover;
- Safety. Hosts are also obliged to post notices inside the front door with the location of fire extinguishers, emergency exits and alarms;
- Rent control. Hosts who are tenants are prohibited from charging guests more than they are paying to their current landlord. Tenants who breach this rule can be fined up to \$A1200 per day and be banned;
- Hotel Tax. The 14 per cent San Francisco Transient Occupancy Tax must be collected from guests and paid to the city. This requires either registration by the host with the San Francisco Treasurer and Tax Collector and a certificate of business registration, or the use of Airbnb to do this for the host (no other platforms have been approved to take this role);
- Hosting platforms must notify hosts. Platforms such as Airbnb must notify their hosts of these laws; and
- Tenants must notify landlords. Leases that forbid subletting are still valid and eviction for breach is allowed. A tenant must be given 30 days notice to cease to avoid eviction.

Finally

Jane Garrett for Lord Mayor of Melbourne ... Tell her she's dreaming!

Jane Garrett, formerly Minister for Consumer Affairs, was responsible for introducing the Owners Corporation Amendment (Short-stay Accommodation) Bill, 2016 (the Bill) into Parliament in May 2016.

Evidence shows that the government colluded with AirBnB in producing this legislation.

Ms Garrett was photographed shaking

hands with Airbnb's Sam McDonagh following the announcement of the Bill.

Airbnb's Brent Thomas announced on Melbourne radio that it had partnered with the government on the Bill, declaring it was the "best legislation anywhere in the world".

We now wonder if Airbnb might be trying to infiltrate the council.

When interviewed about her plans to nominate for Lord Mayor, Ms Garrett said that it had been "raised by others" - could it be Airbnb using her to get a toe-hold into the City of Melbourne?

The residents of Melbourne deserve better than a Lord Mayor who will destroy the fabric of living in strata communities.

So unless she comes and talks to us and convinces us otherwise, We Live Here would not want her to represent the City of Melbourne on our behalf.



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Lady Potter loves her CBD home

By Sunny Liu

The CBD is home to Lady Primrose Potter AC, renowned Australian philanthropist and widow of businessman Sir Ian Potter.

Sir and Lady Potter bought their Spring St apartment back in 1982, when they grew tired of their high-maintenance Toorak house.

"We were overseas a great deal. We were probably out of the country more than we were in it. We had a large house in Toorak but it got really out of the control because we weren't there," Lady Potter said.

She encouraged Sir Ian, who was reluctant at first, to move to the CBD.

"When we moved here, nobody in our social circle was living in the city. But now I think a lot of the people are actually moving into the city," she said.

"The first night we were here, my husband said 'I don't know why we didn't do this years ago!'"

Lady Potter said she was amazed by the convenience of living in the heart of the city, even though three decades ago it was not yet an established residential area.

"It's so convenient. But I also like the atmosphere here, where we've got the park around us. Everything that we seemed to need, whether it's the hairdresser or the dentist, is all nearby," she said. "There's no



Lady Primrose Potter at her apartment garden.

way that I'm going to move."

Lady Potter has a lifelong commitment to the Australian arts scene, especially ballet, orchestra and opera.

She is the life governor of the Ian Potter Foundation, founded by her late husband in 1964, that supports Australian arts, education, environment, health and medical research.

The Australian Ballet named its Southbank headquarters the Primrose Potter Australian Ballet Centre in recognition of Lady Potter's long-standing contribution to the organisation.

In 2003, Lady Potter received Companion of the Order of Australia (AC) for leadership and support in community growth through philanthropy in arts, sciences, social welfare and education.

She said her passion for all things arts sprouted from a very young age and she would continue to support them for as long as she could.

"If you don't support the things you love, you don't have them. Getting to know all the people who work and perform there makes life interesting. And I always think that if you are not busy, you grow old," Lady Potter said.

Lady Potter said she believed arts helped strengthen the community bond.

"I'm very supportive of arts organisations like the Melbourne Symphony Orchestra going out to the local community with free concerts. Everyone should have the opportunity to access arts and events," she said.

And living in the CBD also makes it easy for Lady Potter to commit to her charitable work.

"I'm out regularly, with all the charitable things I do. I like to support them and be seen to be supporting. The day always seems to be busy. I live central so it's easy to get to places," she said.

Gardening is another one of Lady Potter's lifelong passions.

"When we just moved here, the balcony was just bare concrete. But I've turned it into a sky garden and get a lot of pleasure out of it. When you come home tired and cross and you do some weeding and hosing, you come in smiling," she said.

"My garden gets a lot of tender care. I'm always out there, fiddling around."

Having lived in the CBD for more than three decades, Lady Potter has also observed many changes to this city.

"Melbourne has preserved its heritage and this part of the CBD has kept its spacious feel," she said.

"But there are also a lot more skyscrapers now. The city is getting quite crowded. And high-rise developments like 95 Spring St next door, which digs four stories underground and rises really high, is really going to impact how the city looks," she said.

Letters to the Editor

Strong objection to pavillion

The Queen Victoria Market saga rolls on despite the resignation of the Lord Mayor, who was the driving force behind it. Melbourne City Council has now applied (to itself!) for permission to amend the proposal for a temporary pavillion to be used during the proposed redevelopment of the Queen Victoria Market.

The Royal Historical Society of Victoria (RHSV) has lodged a strong objection to the proposal (see www.historyvictoria.org.au/about-us/rhsv-heritage-committee). The proposal reduces the footprint of the pavillion but now involves the destruction of the splendid mature plane trees at the heart of the market.

The contemporary Scandinavian design is completely at odds with the market and even if temporary would impact the market adversely. Inserted at the heart of the market, dividing the fresh food stalls from the meat, fish and deli markets, it would compound the problems caused by five years of construction.

The temporary pavillion would be an unnecessary waste of \$5.5 million. It would not be required if the sheds were renovated on a staged basis. Given that many traders have been squeezed out of the market, there would be ample room to accommodate those remaining while each shed is renovated in turn.

The proposal to excavate three levels below the sheds and relocate services there was driven by the former Lord Mayor's vision, to "reduce servicing intrusions in public

areas" and create "a brighter, lighter, cleaner, greener and more pleasant environment that is clearly historic, yet subtly contemporary". Faced with public revulsion at the sterilisation of the Queen Victoria Market, council retreated and stopped putting forward this justification, so now the proposed underground redevelopment has no justification. The proposed pavillion is thus unnecessary. The expenditure of \$5.5 million on a "temporary" facility is a waste of money.

The RHSV is the peak body representing approximately 340 community historical societies throughout the state. It has been active on history and heritage issues since its formation in 1909. For the RHSV, maintenance of the fabric of the market is a top heritage priority.

It is good that the council is now addressing the structural renovation of the market. This is desperately needed. Now, however, it is time for council to rethink the proposal to underground services. The many lift and stair accesses required would ruin the market's heritage fabric (see our submission to Heritage Victoria at www.historyvictoria.org.au/about-us/rhsv-heritage-committee). Instead, the council should restore the market while maintaining historic market operation in line with traditions beloved of residents and tourists alike.

(Professor) Charles Sowerwine,
Chair, Heritage Committee,
Royal Historical Society of Victoria.

Controversy is not the first

The plan to demolish the Yarra Building at Federation Square and replace it with the Apple Store Building is not the first time controversy has visited this location.

The decision to reduce the western shard was criticised by many at the start of this century.

William Birnbauer, in his article *The New Heart Of Melbourne*, *The Age* (October 25, 2002) covered the controversy of the height reduction of one of the shards of Federation Square, and the reaction to this decision from the architects.

"The most controversial building is not there. The western shard, in the architects' original plan, stood more than 20 metres tall on the north-west corner, and with the eastern shard would have framed St Paul's Cathedral, integrating it into the overall design."

But following a State Government decision in October, 2000 to preserve views of the cathedral from St Kilda Rd, a smaller green-tinted glass building that looks like a fish tank occupies the site. At one stage, Premier Steve Bracks had supported a flagpole or fountain for the corner.

The fish tank is nothing like the rest of the square. It leads to an underground visitors' information centre, operated by the City of Melbourne.

But one of the square's architects, Peter Davidson, says the decision-making processes leading to the shard being cut down in size were deplorable. However, after years of fighting, he is ready to

move on.

"I don't think it's our problem any more. I think it's a problem for the city."

Fellow architect Don Bates says a common, unprompted response from visitors to the square is that the corner "doesn't look right". He says: "The hope is that as the project becomes open and available completely to the public, that more and more people will recognise that, and particularly those people who had supported the government and their decision to reduce the height of the building."

Kim Dovey, who is associate professor of architecture and urban design at the University of Melbourne, says cities reflect their processes and that the shard decision "transparently reflects the appalling politics of that decision".

"There must be no demolition of any existing buildings and there is absolutely no way that a new building can slot into this architectural family, this built representation of our nation's history."

Chris



Send your letters to
news@cbdnews.com.au

The emptiness of status

Curators tend to look at the careers of artists, their exhibition history, critical assessment published in art magazines and updates of the artist's website to provide an objective measure of their status.

These are key signifiers of how much attention an artist pays to their followers and how much he/she might be getting in return.

Tony Garifalakis has certainly gained the critical recognition of the art establishment.

He has had recent major exhibitions at Gertrude Contemporary and the State Gallery of NSW and was part of the *Melbourne Now* show at the National Gallery of Victoria.

But a swift search suggests that there have not been many reviews of his work.

Some artists prefer to drive their own narratives. Garifalakis claims to have been kicked out of churches in Italy and a recent show depicting the faces of the royal family painted over in black might have also lost him a few followers.

Similarly, who could forget his exhibit at a gritty little corner shop made up of the letters P and G, which only became meaningful when the viewer lined up a candle as the middle letter to spell out ... ?

Garifalakis is the kind of teacher who turns up with a pig's head in a bag as a model for life-drawing class and uses objects in semiotic games to trick the viewer.

In other words, he's refreshingly dark,

Gothic-ally adept and is an artist who doesn't necessarily like to be pinned down. If you haven't engraved his email address into your heart already, he's not likely to give it to you now.

How do curators handle artists who project an anti-establishment persona? Will such artists always be trying to have a laugh at the expense of others instead of getting down to the serious business of selling work?

Three rooms plus a preamble are dedicated to this question in a show of digital prints *Information Discharge Systems* at Sarah Scout in Collins St.

The work is not overtly political. One room is devoted to romance, another to a Mannerist pastiche of mid-century consumer objects mostly connected to the car and a third to the paradox of future histories.

Garifalakis told *CBD News* that he scanned magazine pages and worked with them digitally. He invites speculation about his material choices but gives little else away.

One suite of works is mounted on cork with natural timber frames. Are the works archival? Yes, the artistry also occurs in the backing. Other prints are face-mounted onto



acrylic and presented in colourful anodised metal, or at least simulations of these popular 70s icons.

Sandra Bruce, assistant director of the LaTrobe Art Institute, offered to help decipher the exhibition. She says the works suit a gallery at the Paris-end of Collins St and that the current exhibition is far removed from the artist's *Mob Rule* parody of royalty and authority.

"In the *Romance* series he has reduced stuff," she says. "There are references to archaic cultures, remnants from the classical

period, architectural abstractions and beautifully-made frames. They look like they have been pulled out of a drawer and you are looking at an archive."

Ms Bruce lives in the CBD and follows the art scene. She is a level-headed commentator, perhaps more so than a fan who might fall for the artist's audacity and tendency to making political comments about the emptiness of power.

Ms Bruce suggests that Garifalakis hasn't given up playing with the viewer. Words embedded in the suite *Conosci Il Tuo Prodotto* (know your product) suggest that he is acutely aware of his setting and the love of certain historical artifacts in a locale known for its high-level consumerism.

A swift search for the word Indianapolis featured in this room reveals that Donald Trump was invited to drive in the race of this name and what can you say about his status?

Tony Garifalakis, *Information Discharge Systems*, Sarah Scout, Collins St, until March 3.

Rhonda Dredge
rhonda@cbdnews.com.au

Pets' Corner

A pugtastic birthday gift

By Medha Vernekar

Last November, Anthony Soon decided to surprise his girlfriend for her birthday with a spirited black purebred pug who they lovingly named Pugsley.

Mr Soon, who is a recent international business and economics graduate from Deakin University, recalls the moment he revealed Pugsley to his girlfriend who has always wished for a dog.

"She was so surprised, she thought it was a fake dog. She thought it was like a plush toy or something," he said.

The couple deliberated getting a friendly companion for a long time before finally deciding to take the plunge after moving in together at a new apartment.

Mr Soon expected being a first-time dog owner to be a lot more challenging than how it has turned out to be.

"I thought it would be harder than what it is, going on what I heard from other people but so far it's not too bad. I'm just learning everyday - about him and what his habits are like," Mr Soon said.

Although he does acknowledge that there are some downsides to having a pet, including

being woken up at 4 or 6 in the morning by Pugsley's barking.

Every morning, Pugsley looks forward to getting out of the apartment to come to Flagstaff Gardens for a walk and to socialise with other dogs.

"I'm quite surprised myself because I've heard some pugs are not as sociable to others. He's doing alright. I think he was the alpha pug among his siblings. He's a really energetic pug," Mr Soon said as Pugsley tugged at his leash, itching to run through the grass.



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MELBOURNE CBD

History

A church on the move

Not many buildings in the CBD have physically shifted from one place to another but St James Old Cathedral is one of them.

Currently located on the west side of King St, opposite Flagstaff Gardens, this magnificent example of Colonial Georgian architecture originally sat in a garden setting at the north-west corner of William and Collins streets where you can still find St James Lane. In Melbourne's CBD, it is one of only three buildings left standing which predates the Victorian gold rush of 1851 and is well worth a visit.

In the early days of Melbourne, Church of England worship took place in the simple wooden Pioneer Church but in 1838 the congregation decided that they needed something more substantial. They commissioned Robert Russell, a London architect who had worked with Francis Greenaway in Sydney.

The foundation stone was laid by Superintendent LaTrobe on November 6, 1839 when the colony was still just four years old and it was one of the first substantial brick buildings to be built amongst the timber and canvas. John Batman was one of the early subscribers who paid for the church's construction.

The still incomplete church opened for worship in 1842 with final completion in 1847. But by then Russell was no longer the architect. His design had called for a slender spire but Dr Palmer of the Church Building Committee wanted a domed tower instead.

In the end, the dispute led to Russell's dismissal in 1841. He was replaced by Charles Laing who acquiesced to Palmer's wishes and the spire was replaced by a rather unusual tower consisting of two octagonal sections surmounted by a dome. The tower became known as "Palmer's pepper box" and attracted criticism and derision for many years.

In 1847 the Anglican Diocese of Melbourne was founded. In January 1848 Charles Perry was enthroned as Melbourne's first Anglican bishop and in 1853 St James Church was consecrated as St James Cathedral. Following the gold rush, Melbourne became the wealthiest city in the world and the much more glorious cathedral, St Paul's, was built in Swanston St to reflect this new status.

So in 1881 St James reverted to being a parish church and became known as St

James Old Cathedral.

Over the next 30 years St James remained open but its congregation was shrinking and its fabric deteriorating. Then, in 1912 the authorities condemned the building for the holding of services and only a strong campaign by pioneer families saved the church from destruction.

So, in 1914, the church was dismantled and moved, numbered stone by numbered stone, to its present site in King St. The opportunity was taken to modify the infamous tower structure. The lower of the two octagonal sections was replaced by a square section and "Palmer's pepper box" virtually disappeared.

St James Old Cathedral continues in use, following extensive restoration work in 1954. The interior contains many features of historical and architectural interest, including original box pews in cedar, vice-regal boxes for the governor and the chief justice, a christening font containing a bowl presented to Charles LaTrobe by Queen Victoria, and five stained glass windows designed by Christian Waller, the wife of Napier Waller.

St James Old Cathedral is significant as Melbourne's first cathedral and the oldest surviving church in the CBD. It is fortunate indeed that the decision in 1914 to move rather than demolish has preserved this magnificent building for our continued enjoyment today.



David Thompson

David is the senior researcher of the Royal Historical Society of Victoria

SKYPAD Living

Wicked waste wanted

With our recyclable material now not wanted by China, uncertainty is rippling through our vertical villages as to what lies ahead.

It has been much talked about that as from January 1, China imposed a ban on the import of low-grade and contaminated waste. There are, of course, other markets which could take our waste - Malaysia for instance.

But according to Rob Spence, CEO of the Municipal Association of Victoria, the pressing need is for us to develop our own market in the local recycling industry.

By now most of us are well acquainted with the "reduce, reuse, recycle" mantra. And slowly emerging is another term - "reward" (or ramification). The aim here is to design ways of encouraging "good" behaviour by providing value to those who participate, or to take away value from those who don't "behave".

This is the notion which has underpinned South Australia's long running (since 1977) and successful container deposit scheme, which was adopted by NSW on 1 Dec 2017, with new schemes to start in Queensland and the ACT in 2018 and in 2019 in WA. These schemes focus on the "polluter pays" principle, meaning that the discarding of an empty container forfeits the right to the refund while someone else can benefit by returning it and receiving that refund. It also incorporates product stewardship legislation, meaning that industry is obliged to take greater responsibility for its packaging after it has been sold.

How might this principle apply to those living and managing vertical villages?

Our key challenge is that we have multiple layers: residents (or the apartment level), the building level and "the precinct".

Starting with residents, we routinely do battle with two types of waste - organic and packaging. A previous SkyPad Living column mentioned the punitive actions being taken by other jurisdictions (such as San Francisco) where residents are charged and/or fined for their organic waste.

Locally, one discussion well underway looks at turning our organic matter into fertiliser for use by the individual contributor and/or, to service the growing array of rooftop gardens and urban forests. There is also some consideration about the commercial sale of this material. The key here is a system, for example, a sealable container given to each new resident upon entry to the building, along with the provision of facilities and protocols to process the waste.

As for packaging, most especially soft plastic, the current trend is towards involving the place of purchase (e.g. the supermarket) in the solution. Years ago, this saw our European counterparts removing and leaving excess packaging in the aisles of offending stores, but of more recent times many supermarkets have recycling bins at their exits and in France, for instance, customers are encouraged to remove packaging from their purchases, before returning home. In Australia, there is the REDcycle initiative where people can deposit their soft waste into bins near major

supermarkets, to be processed and recycled and ultimately, turned into furniture. Unfortunately there are no such bins in Docklands or Southbank.

As regards the building level, communal recycling is well established and the latest eWaste Bins from City of Melbourne are a welcome addition. But while an efficient means of getting rid of waste, there is no additional value returned to the building. Perhaps this is where initiatives such as TRASHPRESSO - a semi-portable, solar-powered plant that transforms trash onsite - could be of use. Made by Miniwiz, it turns post-consumer waste into high-performance materials and does so on financially sustainable terms, referred to as the "circular economy".

Finally, there is the less considered level of precinct rubbish, which becomes the problem of vertical villages when it blows onto our property. Included here is waste emanating from events hosted in precincts such as Docklands and Southbank as overloaded bins and high winds mean that this waste is "shared" with many neighbouring vertical villages, which then bear the cost of disposing of it. In fact, a related point was made at the recent "Green Innovators" session at the Sustainability Festival where a strongly-voiced message was delivered to the RMIT panel about the waste generated from their recent graduation ceremonies at Etihad Stadium. The irony was not lost on the audience that two of the green innovators had just presented innovations designed to replace disposable food containers (Moducware and Cutlery Carriage).

However, credit where it is due, and encouragingly, RMIT is also actively supporting a cohort of students at 'The Exchange at Knowledge Market'. This is a 12-month industry research partnership with Lendlease (June 2017 - June 2018) aimed at exploring models of community engagement in Victoria Harbour. As part of the Sustainability Festival, they are hosting Zero - an exhibition of RMIT student work envisioning a "zero carbon" future in Victoria Harbour, Docklands.

As regards waste, there are two projects of particular interest:

Habitat Interface: A behaviour-change system that aims to educate the four user groups of Victoria Harbour about how to reduce their waste (Daryl Wong, Shi-Yue Chang, Hao He, Jia-Da Jin, Beatriz Chamsay, Catherine Ward, Si-Yi He)

Pipecelium: An organic waste and food security strategy that goes beyond a community garden and looks at reducing the overall carbon footprint of Victoria Harbour (Chen-Rui Li, Yu-Hao-Ze Gan, Matthew Meaden, Yu Li, Li-Li Zhang, Zachary Jones)

If you are interested in knowing more, visit the EXCHANGE located in Shop 8-10, 892 Bourke St (near the Docklands Library).

For 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/>

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Trouble brewing up north

The City of Melbourne's Future Melbourne Committee met for its first meeting on February 6 to consider, amongst other things, UK-based student accommodation provider Scape's plans for a student accommodation tower on the former Carlton United Brewery site.

The proposal failed to receive the support of City of Melbourne's planners and urban designers after undergoing a design change with the matter set for VCAT.

Chief amongst CoM's concerns for the DCM designed 22-storey tower are its lack of a suitable transition between the high-rise built form of the CBD and the lower built form of Carlton and adjacent heritage buildings.

Additionally there is concern that Scape's proposal will have negative impacts on the public realm and will lead to an unsuitable built form and urban design outcome on Swanston St.

The design adopts a similar modular, monolithic and monotone aesthetic to Scape's first Melbourne project on Swanston St opposite RMIT, which is almost complete, yet taller, while the CUB proposal is more of a slab form.

CoM's urban design team recommends a more vertical, granular approach to the arrangement of the massing, in lieu of the current slab configuration, citing Urban Nest's 599 Swanston St as a good example to follow.

Scape has big plans for Melbourne with a further tower – set to be the tallest student accommodation building in the world – on Franklin Street, also currently at planning.

The student accommodation provider also



The Queen Victoria Market's Garden Pavilion has been reduced by half.

has air rights above the new State Library Station entry on the corner of LaTrobe and Swanston streets, when it is completed in eight years.

Meanwhile, just around the corner, revised plans for the Queen Victoria Market's Garden Pavilion designed by Breathe Architecture have been submitted.

As part of the new plans the pavilion has cut in length down to 111m, from an initial length of 254m originally and will comprise

two key parts: the 1560sqm Trading Hall and the upper-level Greenhouse.

The \$7.4 million structure will be built on the northern end of Queen St, providing space for displaced traders once the redevelopment of the Q2 area – comprising Sheds A-D – commences.

The reduction has come about due to the reduced excavation footprint for the Q2 works with City of Melbourne opting for a deeper excavation for the below-ground

facilities at the western end of Sheds A, B, C and D.

As a result, the eastern sections of the sheds, adjacent to Queens St, no longer require removal, meaning that fewer fruit and veg traders will be disrupted.

And lastly, just down the road from the market the 55-storey Avant has topped out months ahead of schedule, with builder Probuild citing its use of its innovative construction system as a key factor in achieving this significant milestone.

Designed by Elenberg Fraser for Singaporean developer World Class Global, Avant will upon completion feature 456 residential apartments comprising a mix of one, two and three bedrooms.

The 167m high tower is clad in a custom coloured glazing, featuring diagrid fins that wrap the entire building.

203 apartments up to level 29 were handed over to World Class Global last month, with the remaining 253 apartments and three levels of residential communal amenities due to be handed over in mid-2018.



Laurence Dragomir

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

Heritage

Listed arcade in the wreckers' sights

We thought we'd left 2017 on a positive note for Melbourne's heritage in our previous column, but plans buried in the details for the City South Metro station that came out late in December are one of the biggest threats to a Melbourne heritage interior, and our independent arts culture in quite some time.

Without any public fanfare, or indeed any kind of heritage or cultural assessment, the interface between the new station and Flinders Street Station has been designed to ram right through the heritage-listed art deco

Campbell Arcade/Degraves Subway, with its salmon pink tiles and chrome shopfronts one of the cities most intact interior spaces.

Not only will multiple original shopfronts in the arcade be demolished to make way for a contemporary tunnel, but plans put all the rest of it behind sterilised, paid Metro ticket barriers.

These plans ignore the fact that the Campbell Arcade is on the Victorian Heritage Register as a state significant interior, and thus any change to it should be treated as no less severe than if half the Block Arcade were to be demolished and put behind barriers. They also disregard the subways important cultural place in the heart of the city.

Independent fashion stores and jewellery makers, a bespoke second hand record store patronised by all of Melbourne's budding DJs, cheap traditional haircuts and family run newsagents all find a space in



the arcade, but most prominent of all is the Sticky Institute, a community run, council subsidised zine space that's occupied the arcade for over 20 years.

Sticky's presence in the arcade not only gives a home to a unique community of makers and artists drawn from all across

Australia, but is listed as a primary reason for our inclusion near the top of the UNESCO World City of Literature list.

Melbourne needs affordable, accessible heritage spaces like this in its CBD, both as a branding for interstate and international visitors – something that sets us apart from 9-5, corporate-only CBDs like Sydney – and as cultural and civic spaces for locals of all demographics.

Will the Planning Minister and Metro Tunnel planners understand this before it's too late? Or will Melbourne see another nail in the coffin of its quirky historic atmosphere?



Tristan Davies

President
Melbourne Heritage
Action



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市长选举

墨市居民和商家将在今年5月的补选中投票选举墨尔本市市长。

前市长罗伯特·道尔 (Robert Doyle) 在其9年任职后，于2月宣布辞职，而导致市长职位的空缺及补选。

该职位的提名将于4月5日开始，并于三个工作日后的4月10日星期二中午截至。

市长候选人和选民将于3月16日星期五的下午4点开始注册选举活动。

此次选票将完全通过澳大利亚邮政进行邮寄，维多利亚州选举委员会 (VEC) 将在4月23日至4月26日期间向选民邮寄“选举信件包”。

候选人必须在4月11日之前向VEC发送其陈述和照片，以便纳入选举资料。

选票必须在5月11日星期五之前寄回VEC。

70岁以下的注册选民，投票是强制性的。每个居民都有权投一票，租赁的或拥有应纳税物业的商家，有权投两票。

外籍租客 亦可投票

非澳大利亚公民租房者也可以在今年五月的墨尔本市市长选举中投票。

在墨尔本市内租用交市政的房屋超过一个月以上，并具有18岁以上的租客，都有资格参加投票。

维多利亚州选举委员会 (VEC) 已经证实了这项规定，也就是说，国际学生也能够参加选举。

VEC的传讯经理迈克·拉加斯特斯 (Mike Lagastes) 告诉“都市新闻报”，有关墨尔本市市政选举的资格规定要比其他城市更为复杂。

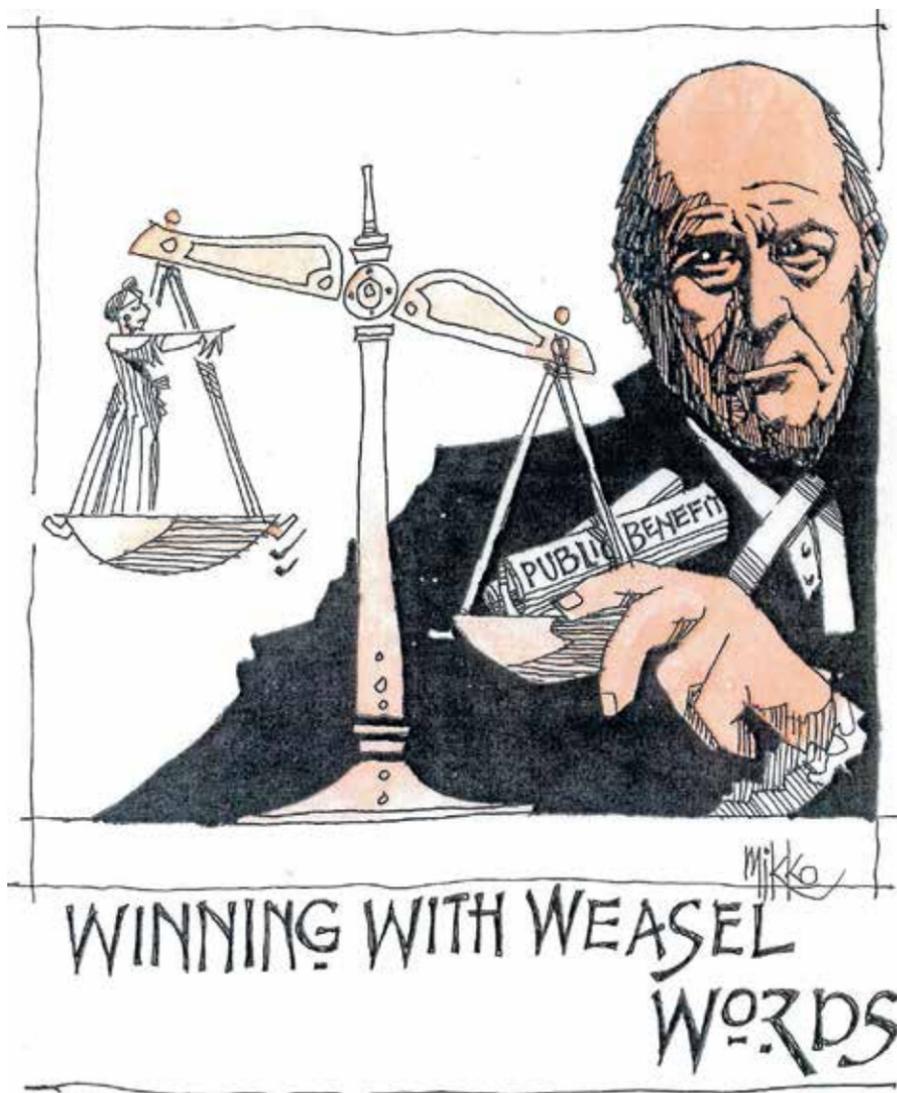
他表示，应纳税物业的商业或住宅租房者都有资格在3月16日起向墨尔本市政申请投票注册。

本报提问，如果有6名国际学生共租一个房屋怎么办？拉加斯特斯先生说，所有人都有资格参加投票。

然而，墨尔本市政的官网却表示，每个房屋只有两名租房者可以注册。

市政对租客的选民注册表格 (选民名册-表格D) 中没有要求租赁记录的证据，只要求申请人申报并签署如下：

- 我是第1部分中规定的应纳税物业的占居者；
- 我并不已在选民名册上的；
- 我是这个市区的居民。



开发商尽得好处

撰稿：Shane Scanlan

由于州规划厅长理查德·韦恩 (Richard Wynne) 在2016年决定奖励开发商建造商业办公空间，CBD和Southbank的居民已经牺牲了一大批新的社区设施和开放空间。

2016年12月推出的规划方案修正案C270，包含了楼面面积的提升 (FAU) 机制，开发商将获得额外的楼层面积的回报用来回馈社区。

该计划的设计方 - SGS经济与规划公司 (SGS Economics and Planning) 于2016年初还提出了一系列有益社区的提议，并提出了一系列明显的内容：“图书馆、水上中心、艺术画廊、表演空间、会议室、幼儿园、社交房

屋、休息用地等。”

但是，当修正案成为法律时，“社区利益”一词已被“公共利益”所取代，取而代之的是一系列提升商业办公空间的清单。

如今，就在这一年的时间里，根据FAU机制，开发商申请人获得了约54248平方米的商业建筑面积。

而在此期间，任何其他界定的社区利益类别都没有获得提升。

环境、土地、水利和规划厅的发言人告诉本报：“随着C270的推出及FAU的机制，已让申请人实际获得了额外的54248平方米的商业建筑面积。”

“而在其他界定的社区利益类别，却没有得到提升。”

市区租房 竞争激烈

撰稿：Sunny Liu

国际学生在大学新开学伊始，争抢出租公寓，CBD的租房比以往任何时候都要困难。

据地产中介称，看房人数一直居高不下，CBD一个公寓单元出租竟有多达100人看房。

Hocking Stuart地产公司CBD分公司租房经理苏丝·英格利斯 (Suze Inglis) 说，CBD租房市场在每年的二、三月份最繁忙。

她说：“租房竞争之激烈，今年更为如此，许多学生迫不及待地要在他们大学开学之前租到房子。”

英格利斯女士说，最近的一次Little Lonsdale街上装修过的三卧室单元开放看房时，大约有40批人来看房，几乎所有来看房的人都是海外学生。

她说，大多数渴望租房的都是国际学生，希望在CBD的北面能签到租约，特别是在Elizabeth, A'Beckett和Franklin街上的高楼公寓。

她说：“我一般在房子租出之前会安排三到四次开放看房，但是今年的这个时间每个公寓只要一次开放看房就租出了。”

墨尔本大学学生Yuri Ye说她在CBD找了两个月的房子，觉得申请非常困难。她申请了十个公寓，但申请都没有被通过。



市政府被指责掩盖员工腐败

墨尔本市政拒绝讨论有关去年9月被解雇的一位高级经理的腐败指责。

都市新闻报了解到，由于有人举报，经市政内部调查，导致该官员被立即解雇。

然而，现职的市政工作人员最近联系了本报，声称管理层掩盖丑闻。

都市新闻报 联系了去年8月

下旬被解雇的8位前市政雇员中的一些人，他们就在这位高级经理被解雇之前，在同一部门被先即解雇的。

对有关欺诈和欺骗的行为已有举报，但是还没有提供具体的证据。

本报质问墨尔本市政：

- * 能否确认解雇的理由？
- * 市政是否已将该官员的行

为向警方报案？

* 如果没有，为什么？

市政发言人布罗迪·博特 (Brodie Bott) 回复：“墨尔本市政不对个别工作人员发表评论。对有关欺诈、腐败或任何不当行为，墨尔本市政将依照一贯程序要求来进行报告。”

WHAT'S ON COMMUNITY CALENDAR

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

MARCH 2 – JULY 15, MELBOURNE MUSEUM
YOU CAN'T DO THAT
A celebration of fashion designers who challenged the norms in society. Melbourne Museum and Virgin Australia Melbourne Fashion Festival present this exhibition.

EVERY SUNDAY UNTIL APRIL 1, 25 HARDWARE LANE
FUNDAY SUNDAY
Enjoy acoustic tunes from Emerald City Duo on the Campari House rooftop. Lots of food and drink options. Noon – Late. Over 18s. **FREE 9600 1574**

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**

MONDAYS 8.30PM, 41 BOURKE STREET
COMEDY AT SPLEEN
Mixing some of the big names in comedy with the best up and coming acts, this will be sure to make you forget the Monday blues. Gold coin donation. **0439 660 836**

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

MON – SAT 10AM-4PM, 141 QUEEN ST
STROLLING IN THE MIDST OF JOYFUL BLOSSOMS
Artist Alice Shen presents her paintings at the Fo Guang Yuan Melbourne Art Gallery. These paintings express the artist's joy at her surroundings. **FREE. 9642 2388**

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**

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.

7.30PM WEDNESDAYS, 16 CORRS LANE
CRAB LAB
Comedy in the city at the House of Maxion with well-known performers from radio and TV plus some new talent. **FREE. 0422 686 933**

6PM, 1ST THURSDAY OF THE MONTH THE KELVIN CLUB, 14 MELBOURNE PL
RESIDENTS 3000 FORUM
A community group to inform, connect and support CBD residents. Regular social events with speaker. Details posted on **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**

EVERY WEDNESDAY, FROM 6PM. MELBOURNE CENTRAL LION HOTEL
LANGUAGE SWAP
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6PM-7PM, WEDNESDAYS UNTIL JUNE 26, ALEXANDRA GARDENS
COMMUNITY WORKOUT
Bring your sports gear and turn up for some after-work stress relief. Bring a water bottle and don't forget to prepare for Melbourne's weather! **www.melbournehealthylifestyle.com/contact-us/**

10.30AM – 11PM TUESDAYS UNTIL DECEMBER 11, 253 FLINDERS LANE
STOMPERS AT CITY LIBRARY
For toddlers aged 18 months – 3 years, this event is sure to be a fun favourite. Songs, stories and rhymes will help develop love of reading. **FREE. 9658 9500**

10AM-5PM DAILY UNTIL OCTOBER 21, SHRINE OF REMEMBRANCE
THE LIGHT HORSE
This is an exhibition exploring the myths and realities surrounding the Australian Light Horse brigades during WWI. It features paintings and memorabilia. **FREE. 9661 8100**

10AM, EVERY 3RD TUESDAY, POMODORO SARDO REATAURANT, 111 LONSDALE ST
EASTENDERS COFFEE CLUB
Come along and join the company of friends and neighbours. Meet new people and be informed.
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10.30-11.15AM, EVERY 3RD SATURDAY, CITY LIBRARY
ONCE UPON A TUNE
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EVERY SUNDAY FROM 2.30PM, THE HUB, 506 ELIZABETH ST
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Collins Street Baptist Church

174 Collins St
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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
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11.00 am Morning Worship Service
7.00 pm Evening Worship Service

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Abseil challenge

Thrill-seekers are invited to an 113m abseil from the St James building at 555 Bourke St to raise money for Anglicare Victoria's foster care program on April 27 and 28.

The annual Altitude Shift fundraiser event was launched on February 7 with 18-year-old former foster child Tysha and public figures such as ex-AFL player Brodie Holland and reality television show star Laurina Fleur abseiling from the iconic CBD building.

Altitude Shift has been running for five years and, on average, raises \$150,000 each year for Anglicare Victoria, which provides out-of-home care for foster children in areas such as education, counselling and family support.

Anglicare Victoria's Samantha Amiridis said the St James building on Bourke St was the

ideal spot for such an event.

"Logistically this building is perfect for abseiling, with minimal wind impacts. And the central CBD location attracts people to watch," she said.

Participant and reality show actress Laurina Fleur had abseiled from the 27-storey building twice and said it was a both thrilling and rewarding experience.

"It's great to think that I can help raise funds for Anglicare," she said.

To register, visit altitudeshift.org.au

New year, new habits

It has never been easier or more convenient for CBD workers to keep active during a busy work week with the City of Melbourne's Active Melbourne City Sports (AMCS) program.

More than 75 per cent of AMCS participants are active three or more times each week, meeting the Department of Health's recommended amount of physical activity for adults.

Participant Carly Webster from Allianz said: "The AMCS Netball competition has been a great way for our staff to get out and about and keep active on their lunch break. It's a fantastic opportunity to ensure

you make the most of your lunch hour and contributes positively to staff wellbeing and engagement."

"We love taking part in the competition and are big supporters of what AMCS is trying to achieve," Ms Webster said.

The program offers accessible and affordable lunchtime corporate sports for city workers in bite-sized formats designed to fit perfectly into lunch breaks.



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