

# 2012 Annual General Meeting



# 1. Elect a Chairperson



## 2. Confirm Previous Minutes





# 3. Chair's Report





# Refurbishment of the Lobby







































Bianco



Marble



Palazzo







# Low Energy Lighting

- We expect to save about \$600 pa by replacing the existing lights in the lobby.
- We expect to save about \$5,600 pa by replacing the lights in the corridors with lights:
  - That consume 80% power
  - Dim to 20% when not in use
- Will take 5 years or less to pay for the investment.



# Melbourne Open House 2012



**OPEN HOUSE MELBOURNE – JULY 28/29 2012**      **DECLARE YOUR LOVE FOR THE CITY**

**OPEN HOUSE MELBOURNE**  
OPENHOUSEMELBOURNE.ORG

ABC SBS 3CR 3MP 3ZZZ 3AW 3DB 3EU 3GB 3HR 3KQ 3KO 3KY 3LA 3MC 3ME 3MO 3MY 3OD 3ON 3OW 3PP 3RF 3RU 3TV 3UG 3UQ 3UR 3VA 3WB 3WV 3WZ 3XU 3YU 3ZE 3ZL 3ZM 3ZP 3ZQ 3ZR 3ZS 3ZT 3ZU 3ZV 3ZW 3ZX 3ZY 3ZZ







and free approach to form and structure. Bell's imperative of visual beauty was unfashionable and untenable in those times. He was the supreme architect of manners in Melbourne for three decades and his houses in Sydney bore the same quality, echoing not contemporary Sydney practice of the 1960s and 1970s but the work of earlier architects such as **Leslie Wilkinson** and **John D. Moore**, and later architects such as **Espie Dods** and **Alec Tzannes**. Bell's architecture is remarkable in post-war Australian architecture – for its striking difference to the mood of contemporary practice and for its simultaneous and haunting reverberation through the annals of official Australian architectural culture. Guilford Bell died in 1992. His ashes were interred at the family plot, which he had designed at Mt Alford – a flat horizontal slab with two stone vertical fins, like wings supporting a black cross. Impressed into the slabs is a double image, the two black swans of 'Coochin Coochin'.

PHILIP GOAD

A. Inyris (ed.), *1952–80 Architecture of Guilford Bell*, 1982.

H. Tanner, *Australian housing in the seventies*, 1976.

L. van Schaik (ed.), *The life work of Guilford Bell, architect 1912–1992*, 1999.

## BENNELL, JAMES

**JAMES** Bennell (1809–78) was born into a family of builders in Essex, United Kingdom, and emigrated to Launceston, Tas. in 1834, advertising as a house painter, carver and gilder.

Bennell undertook his first speculative building project in 1835, building a pair of houses with shops (1836 and 1840). These were later joined with a carriageway and Regency parapet. He completed four large Regency Georgian houses (1844–5) for rental, despite the growing economic depression, and won a tender to work on the Jewish synagogue (1845). In 1848 Bennell transformed a two-storey, brick-nogged house into a pair of townhouses and added an **Italianate** timber façade. He built seven symmetrical Regency villas with decorative timber verandas (1858–61) and six asymmetrical Victorian Regency residences (1870 and 1876) on a prominent site overlooking Launceston. Bennell reconfigured and extended an existing 1850s store and stables (1873) to form a shop, workshop and houses for his sons, the Bennell Brothers, who were also in the building trade.

Bennell used brick-nogging techniques in some capacity until the 1870s. His speculative houses have distinctive stairs, mantels and fine internal fittings. Their low parapets and semi-detached side entrance halls were uncommon in early Australian architecture but familiar to his Launceston contemporary, the architect/builder Robert de Little.

Bennell undertook extensive building and decorating work in Launceston and the surrounding districts during his 40-year career. It was said at his death that he had erected more buildings in Launceston than perhaps any other man.

HELEN DAVIES

H. Davies, *For the record: James Bennell's buildings in early Launceston*, 2006.

## BENSHEMESH, MORDECHAI

**MORDECHAI** Benshemesh (1912–95) arrived in Melbourne with a Palestinian soccer club in 1939 and, due to the outbreak



Edgewater Towers, Marine Parade, St Kilda, Vic. (1960). Architect: Mordechai Benshemesh. Photograph: Lyle Fowler, 1962. Source: Harold Paynting Collection, State Library of Vic.

of WWII, was unable to leave. Born in Palestine in 1912, Benshemesh had graduated from architecture school in 1937, after having studied a year of engineering before transferring to architecture. In Melbourne, he entered the office of Ray (Harry Raymond) Johnson (1892–1954), taking over design in what became an extremely busy practice, specialising in blocks of flats in the St Kilda area (for example in Southey, Tennyson, Mitford and Barkly Streets) in a streamlined **moderne** style. At the same time, in 1943 he enrolled in the engineering course at the Melbourne Technical College (now RMIT University). Benshemesh established his own office in 1948, continuing to specialise in flats. Known as 'Mr Highrise', Benshemesh was committed to apartment-style living and once debated the virtues or otherwise of the Australian preference for the quarter-acre block with **Harry Seidler** on radio. His most famous design was Edgewater Towers apartments at 12 Marine Parade, St Kilda, Vic. (1959–60), one of Melbourne's first highrise, privately owned apartment blocks, which comprised 100 single and two-bedroomed apartments with shops and offices on the ground level. Thirteen storeys high, with great views across the bay, Edgewater Towers was a confident expression of progress and, after a period of neglect, has re-emerged as an iconic expression of Melbourne post-war **modernism**. Benshemesh also designed 'Questa Heights' apartment block (c1963) on the Esplanade, St Kilda and the Palm Lake Motel (1963–4) on Queens Road, South Melbourne, both in Vic.

HARRIET EDQUIST

H. Edquist, 'The Jewish contribution: a missing chapter', *45 storeys. A retrospective of works by Melbourne Jewish architects from 1945*, exhibition catalogue, Access Gallery, National Gallery of Victoria, 3–28 March 1993.

P. Johnson, 'Edgewater Towers, 12 Marine Parade, St Kilda', 2005.















# Jury Now Deciding Verdict in Pressler Case

BRISBANE, Thursday.— In the Supreme Court today Mr. Justice Ansell decided not to take the trial of Mrs. Pressler from the jury.

As followed a day of submissions yesterday by both Crown and defence. His Honor in his decision

seems to me that if I saw the case from the start at this point I would choose them of the privilege of choosing between the conflicting inferences which would be open to them for consideration. In my opinion, they do this from a conviction of the evidence as it stands. Therefore, I decline to remove the case from the jury at this stage."

His Honor said that the view as to the prison sentence of how the alleged confession came into being, together with the weight of the evidence may be given to her guilt. I was to take it from now I would be usurping part of their function. His Honor said.

The defence did not call witnesses. The presence of counsel for the Crown and defence for the trial was decided by His Honor's decision.

**Summing Up**

Entered in Mr. Justice

the question as to whether Henry Pressler's death was suicide or murder completely unresolved.

A motive of itself was no evidence of C.M.E.

In this case the main concern was whether there was in existence a special motive related to the killing of the Golcherts.

The jury was entitled to look at the contents of the confession and the substance of those contents, but the question as to who killed the Golcherts was not for them to decide.

In the last analysis the question whether the evidence was consistent with murder depended largely on what weight the jury placed on Mrs. Pressler's account of how the alleged confession came into being.

Mrs. Enid Ethel Pressler, 58, widow, of Crofton Street, Bundaberg, has denied a charge of having wilfully murdered her brother-in-law, Henry Edward Pressler, 67, at Bundaberg, on June 7.

## Youth Concert of Popular

# Big Flat Deal



This 13-story block of 100 own-your-own flats now being built in Marine Parade, St. Kilda was sold privately yesterday for £500,000.

The project was bought by N and B Finance and Develop-

ment Corporation Ltd., of Sydney, from Bruce Small Enterprises Pty. Ltd.

The flats will be completed by September next and be known as Edgewater Towers.

The flats would sell at from £5160 to £8000 each. Agents in conjunction for the transaction were Nicholas and Borrow Pty. Ltd. and Ingleton and Lewis Pty. Ltd.

# Jury's Not But V

LONDON, N  
praised the  
novel, "L  
but warned that  
lish cheap, near

"The Times" editor who opposed the jury's decision, commented: "It is difficult to see where the jury was now able to make a stand."

There are some of the different views on yesterday's verdict as recorded by "Daily Mirror."

Britain's "fussy" seaside resort of Bournemouth is unlikely to add the book into its public libraries, but exultant Harrow School may add a few into the boys' library.

## Disagrees

Author D. H. Lawrence only surviving brother George, 88, disagrees with the jury's verdict, but step-daughter, Mrs. Barbara Barr, is all for it.

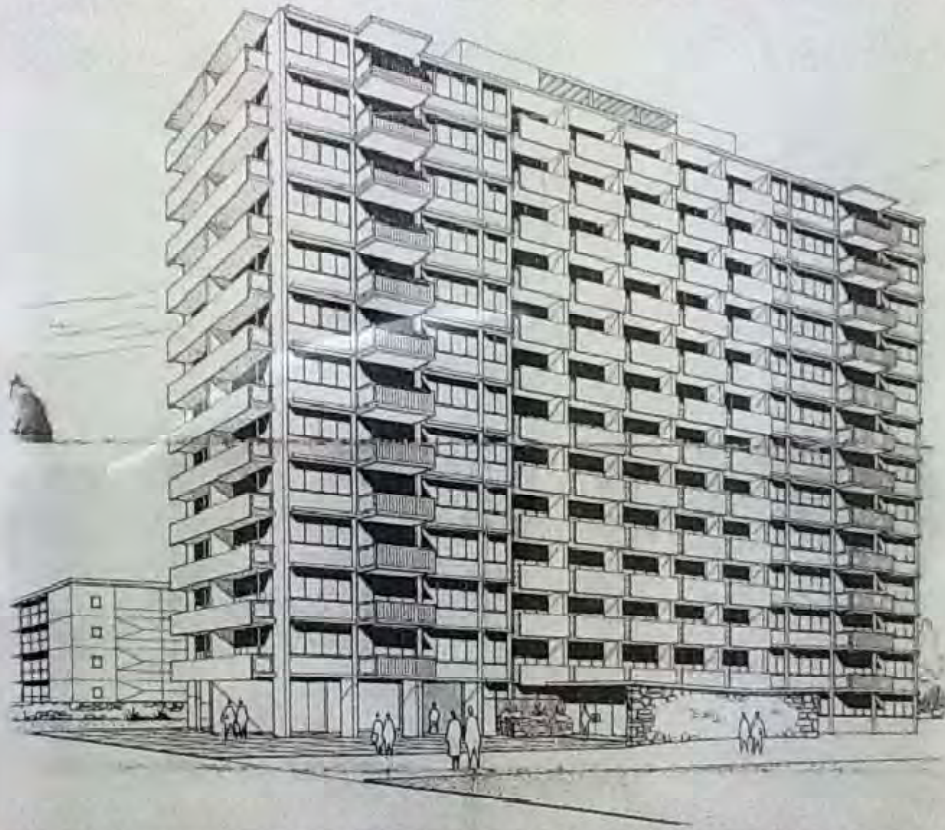
A Roman Catholic spokesman said: "Catholic bishops will not comment as they most certainly have not read the book," but the former president of the Methodist Conference, Dr. Donald Harper, said he would have gone into the witness box to support the novel.

Librarians reported that



# Edgewater Towers

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**12 Marine Pde.,  
St. Kilda**

BRUCE SMALL ENTERPRISES — ZOLA INVESTMENTS PTY. LTD.



Phone 94-2500





# Melbourne's finest home Investment Project



**Edgewater Towers**

**12 Marine Parade, St. Kilda, offers sophisticated living with beautiful views**



**UNITS TO SUIT EVERY NEED**  
Choose a 1-bedroom or 2-bedroom flat or one of the breathtaking penthouses that will be Melbourne's most envied residences. Prices begin as low as £5,160 (you'd pay much more for units in buildings that can't compare with Edgewater Towers).  
(Certificate of Title to each flat)

This panorama is in your huge picture window—a view to take your breath away, you live in the world's most advanced architectural ideas. You're whisked to your soundproof flat in automatic express lifts; an intercom system serves the whole building; optional air-conditioning, infra red heating brings you winter comfort, you enjoy outdoor

living on either of your own two private patios, enchanting color schemes, feature walls, built-in furniture, T.V. points, laundry chutes, garbage disposal chutes—everything you'd find in a luxury Manhattan building is yours only minutes from Collins Street.

**PERFECT LOCATION FOR LIVING**

The beach is virtually at your door, public transport one minute away, you're close to the cosmopolitan hotels and restaurants of Fitzroy St and Adland St, only minutes in your car from Toorak Road's smart "Supper Strip". The city lies a few minutes' drive along St. Kilda Road. And the romantic view of the bay is as lovely by night as it is by day. A modern shop right in the building serves all your needs.  
(Certificate of Title to each flat)

**A GILT EDGE INVESTMENT**

Become the owner of a unit in Edgewater Towers for a small deposit. The agents will let your units to a carefully chosen tenant, the rent pays your instalments and you can bank or spend the balance. Edgewater Towers is so completely unique there will never be a lack of tenants eager to rent its units.  
(Certificate of Title to each flat)  
See it now while it's being built . . .

Another Victorian project by **N & B FINANCE AND DEVELOPMENT CORPORATION**

Call on **NICHOLS & BORROW PTY. LTD.** 267 Collins Street (MF 8293), After Hours JX 1182, LA 1759, 20 4254, or on the Edgewater Towers site at 12 Marine Parade, St. Kilda, or an authorised agent:

Supervisory Agents:  
**INGLETON & LEWIS**  
104 Wellington Pde, East Melbourne, 41 2227, JA 6668.  
After Hours 20 4254, LA 1759

**K. GARDNER & LANG PTY. LTD.**  
80 Swanston Street, 63 2821.  
6 Barkly Av., Malvern, 50 8490, A 15, BL 5126, WY 2324

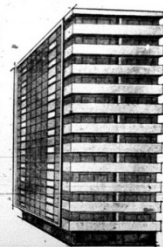
**WILLIAMS & CO. PTY. LTD.**  
155-161 Toorak Road, South Yarra, 20 4411 (21 Lines)

**WILLIAM RAND & CO.**  
197 Glenferrie Road, Hawthorn, 61 4716, 61-1187

Or send this coupon for illustrated brochure.  
**NICHOLS & BORROW PTY. LTD.**  
267 Collins Street, Melbourne.

Please send me by return mail full information on Edgewater Towers.

NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_









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UPPER & LOWER ESPLANADE, FROM ST. KILDA YACHT CLUB, VIC.



5-0-57

33622











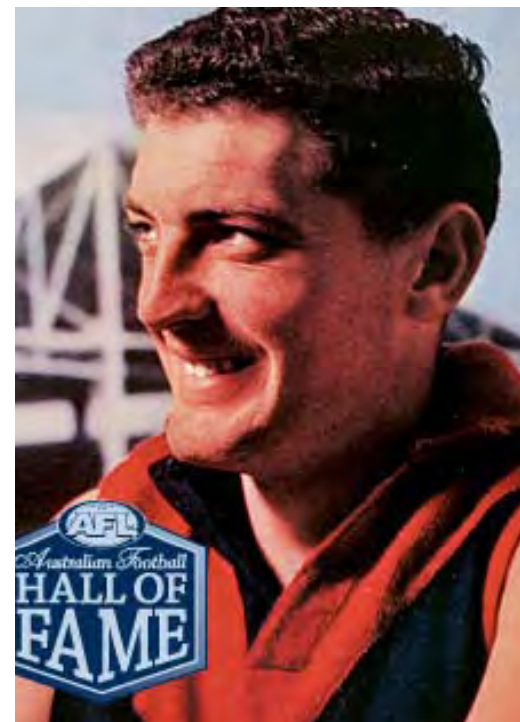
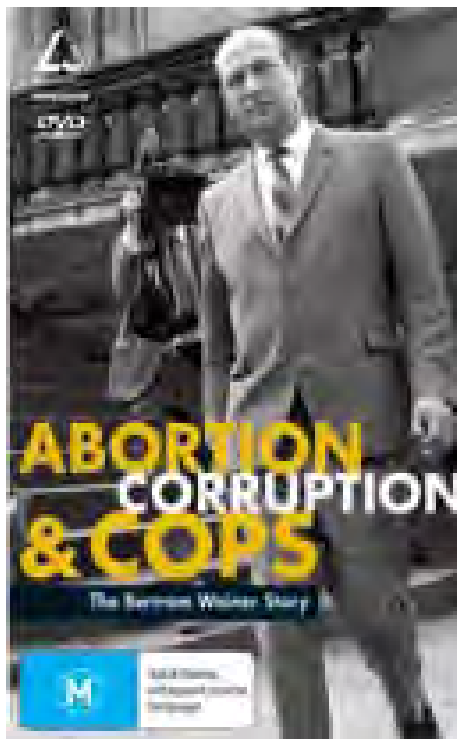








Sir Hubert Opperman





# Interiors Prototype



# Materials Board

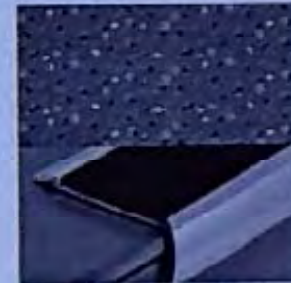
1. Corridor floor
2. Stair - Ground Floor
3. n/a
4. Stair nosing infill - optional
5. Corridor wall, stair handrail and balustrade
6. Stair floor, wall and ceiling
7. Laundry wall and ceiling
8. Ceilings - Corridor
9. Existing doors, door frames, security gates and number back boards



1. Carpet, Gaudry Hillst  
Nairobi, Joffa (100% wool)



2. Vinyl Composition Tile, Armstrong  
DACELOH Terrazzo, Marble, 3mm (717720)



4. Safety Stair Nosing, Latham  
Surface Mounted nosing with tenacore infill (FA711ST)



5. Paint, Dulux  
Cheek U.S.A. (PN1144)



6. Paint, Dulux  
Coff Skin (P1493)



7. Paint, Dulux  
Honeydew (P1963)



8. Paint, Dulux  
Vivid White (PW1182)



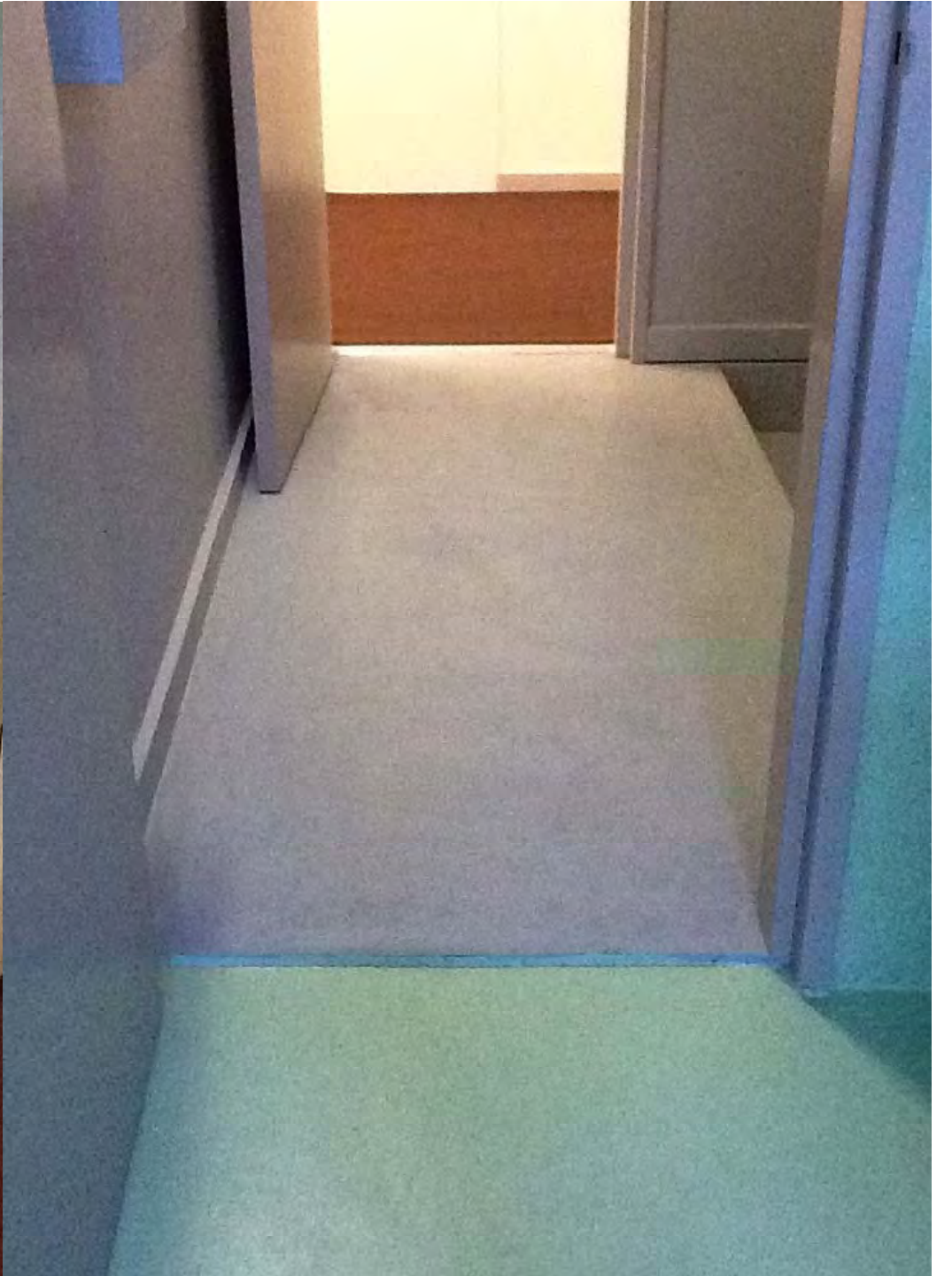
9. Paint, Dulux  
Bathony Hall (P21E1H)  
indicative colour match only

# EDGEWATER TOWERS

328edg  
B102.04  
21.09.2012

**OPAT**  
**ARCHITECTS**









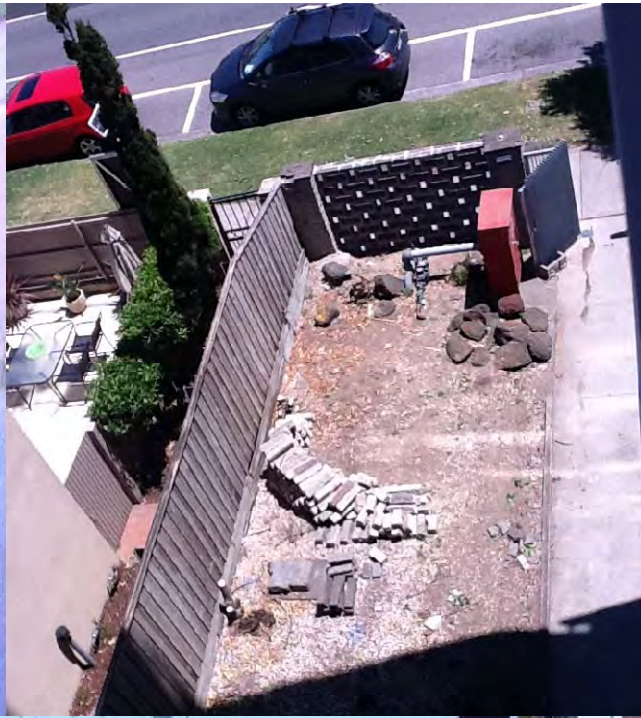












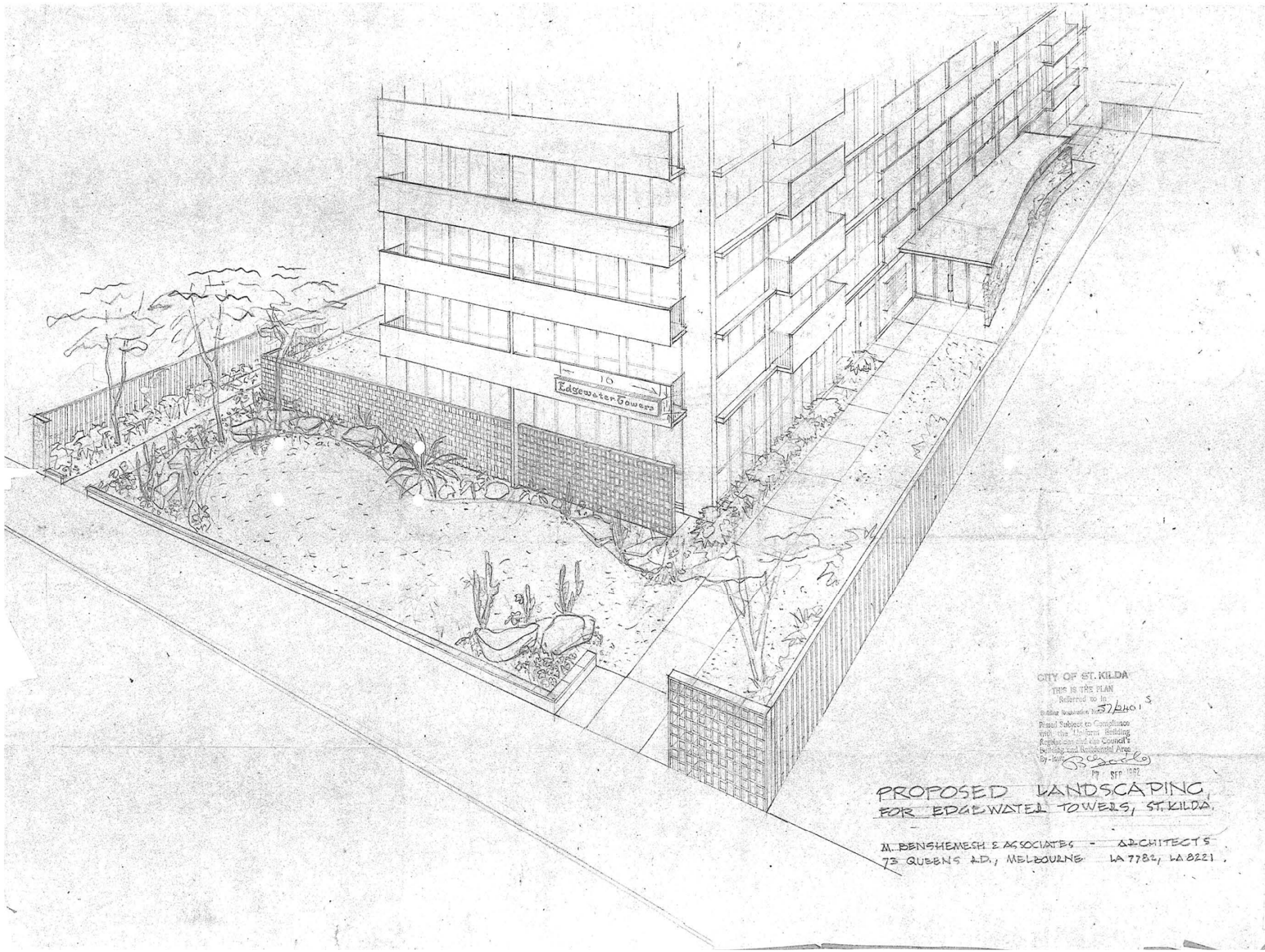


# Landscape Project









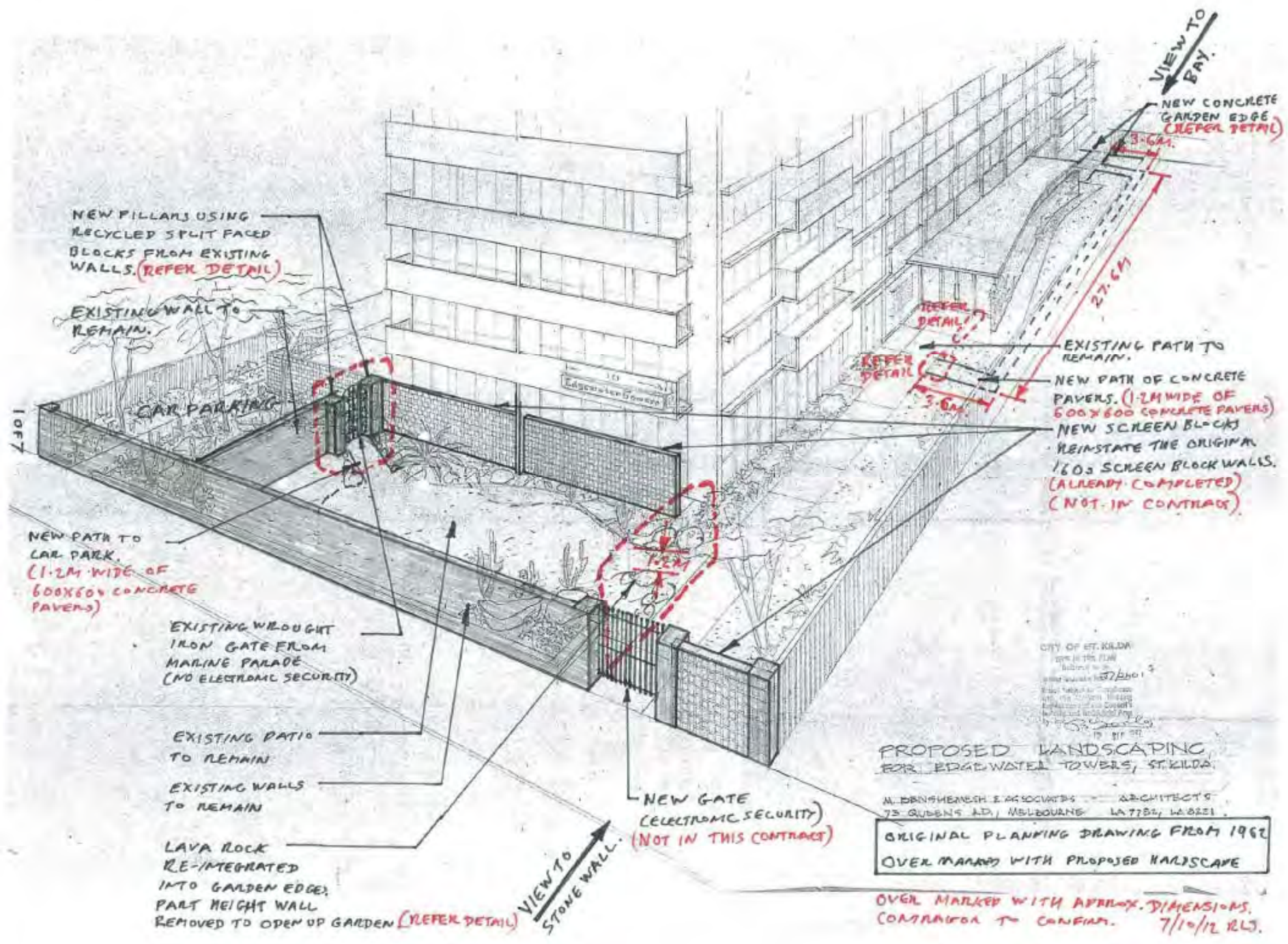
Edgewater Towers

CITY OF ST. KILDA  
THIS IS THE PLAN  
Referred to in  
Building Regulation No. 37/4015  
Please Subject to Compliance  
with the Uniform Building  
Regulations and the Council's  
Building and Residential Area  
By-Laws  
R. G. G. G.  
1972

PROPOSED LANDSCAPING  
FOR EDGEWATER TOWERS, ST. KILDA.

M. BENSHEMESH & ASSOCIATES - ARCHITECTS  
73 QUEENS A.D., MELBOURNE LA 7782, LA 8221.





NEW FILLERS USING RECYCLED SPLIT FACED BLOCKS FROM EXISTING WALLS. (REFER DETAIL)

EXISTING WALL TO REMAIN.

CAR PARKING

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NEW PATH TO CAR PARK. (1.2M WIDE OF 600X600 CONCRETE PAVERS)

EXISTING WROUGHT IRON GATE FROM MARINE PARADE (NO ELECTROMC SECURITY)

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EXISTING WALLS TO REMAIN

LAVA ROCK RE-INTEGRATED INTO GARDEN EDGE. PART HEIGHT WALL REMOVED TO OPEN UP GARDEN (REFER DETAIL)

VIEW TO STONE WALL

VIEW TO BAY

NEW CONCRETE GARDEN EDGE (REFER DETAIL)

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NEW GATE (ELECTROMC SECURITY) (NOT IN THIS CONTRACT)

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PROPOSED LANDSCAPING FOR EDGEWATER TOWERS, ST. KILDA

M. BRINSHAMESH & ASSOCIATES ARCHITECTS  
73 GUBENS RD, MELBOURNE LA 7321, LA 8221






ORIGINAL PLANNING DRAWING FROM 1962  
OVER MARKED WITH PROPOSED LANDSCAPE

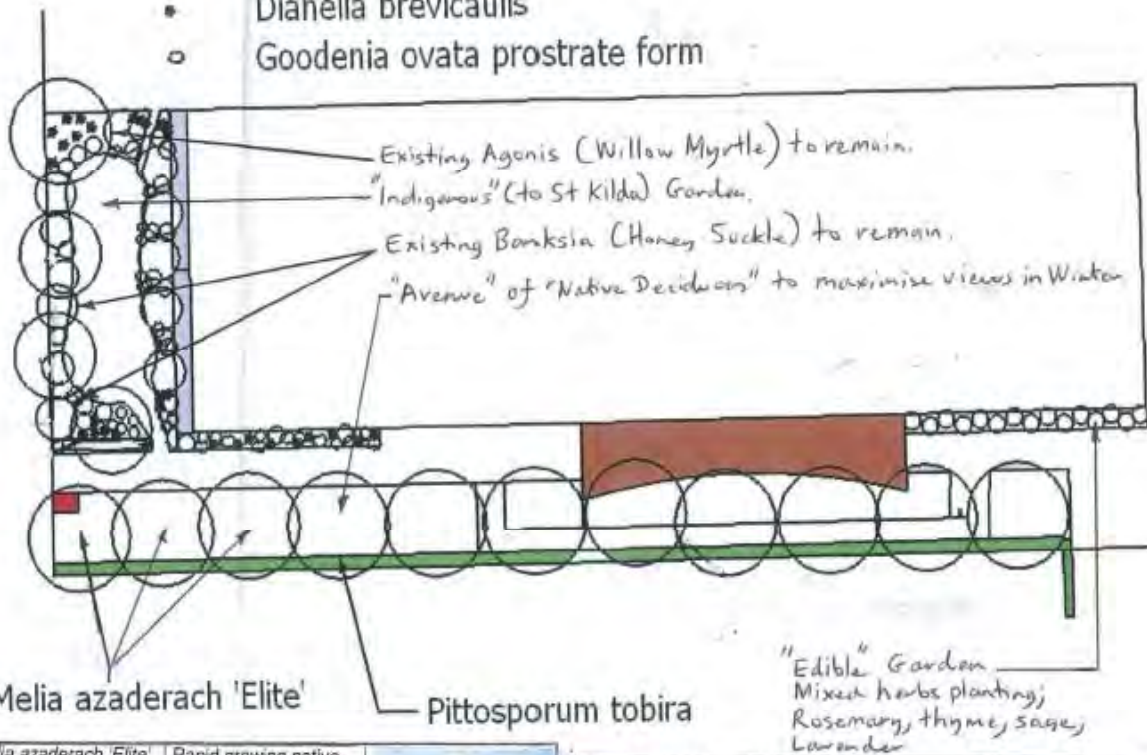
OVER MARKED WITH APPROX. DIMENSIONS.  
CONTRACTOR TO CONFIRM. 7/10/12 RLS.



<i>Allocasuarina littoralis</i> Black Sheoke	Medium tree to 8m x 4m. Conifer like very fine foliage. Flowers red to rusty brown	
<i>Pomaderris paniculosa</i> ssp. <i>Paralia</i> Shining Dogwood	Medium shrub 2x1.5m, much branched. Small leaves Flowers white to pink in spring	
<i>Atriplex cinerea</i> Coast salt bush	Medium shrub 2mx1.5m Silver foliage. Summer flowering, reddish purple flowers	
<i>Correa reflexa</i> Native fuchsia	Small shrub to a maximum of 1m usually smaller. Small dark green foliage. Red and yellow/green flowers all year.	
<i>Leucophyta brownii</i> Pincushion bush	Small dense shrub to 90cm. Silver gray wiry foliage. Silver flower head turning to cream	
<i>Dianella brevicaulis</i> Small flower flax lily	Small tuft forming plant, Glossy green strap like leaves to 40cm	
<i>Goodenia ovata</i> Prostrate form Hop Goodenia	Groundcover to 20cm. Dense growth suppressing weeds. Dark green glossy leave yellow flowers most of the year	

KEY/LEGEND :

-  *Allocasuarina littoralis*
-  *Pomaderris paniculosa* ssp. *paralia*, *Atriplex cinerea*
-  *Correa reflexa*
-  *Leucophyta brownii*
-  *Dianella brevicaulis*
-  *Goodenia ovata* prostrate form



*Melia azaderach* 'Elite'  
White Cedar  
Rapid growing native deciduous tree. 6-8m x 4-5m. Mauve flowers in spring. This variety does not produce fruit



*Pittosporum tobira*  
Japanese Pittosporum  
Large shrub to 4m. Glossy dark green oval leaves to 100mm long. Flowers are a white to yellow and have a scent similar to orange blossom. Will grow in shade and full sun. Excellent hedging plant.



EDGEWATER - PROPOSED LANDSCAPE (FOR REVIEW + COMMENT)

15/3/12





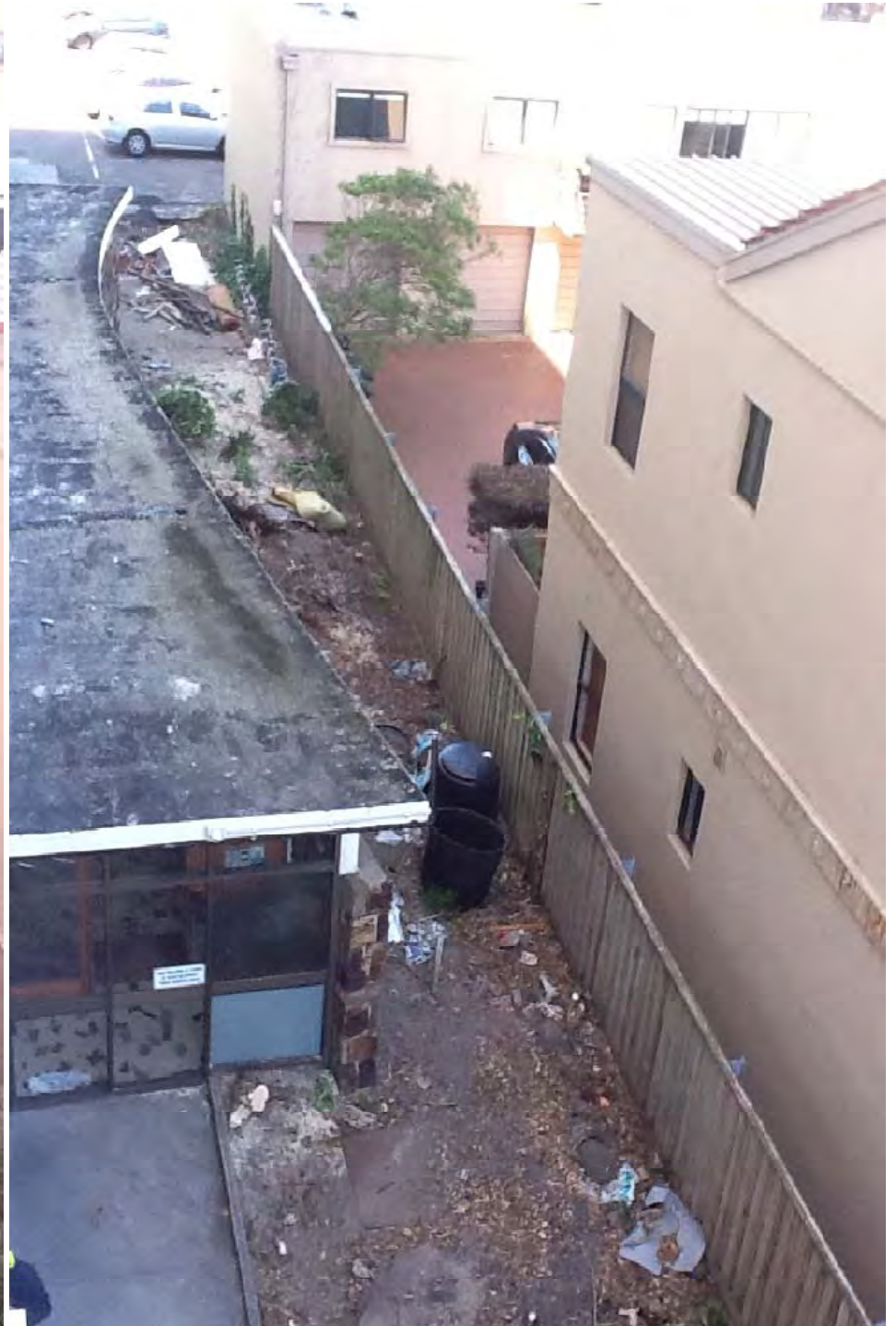




















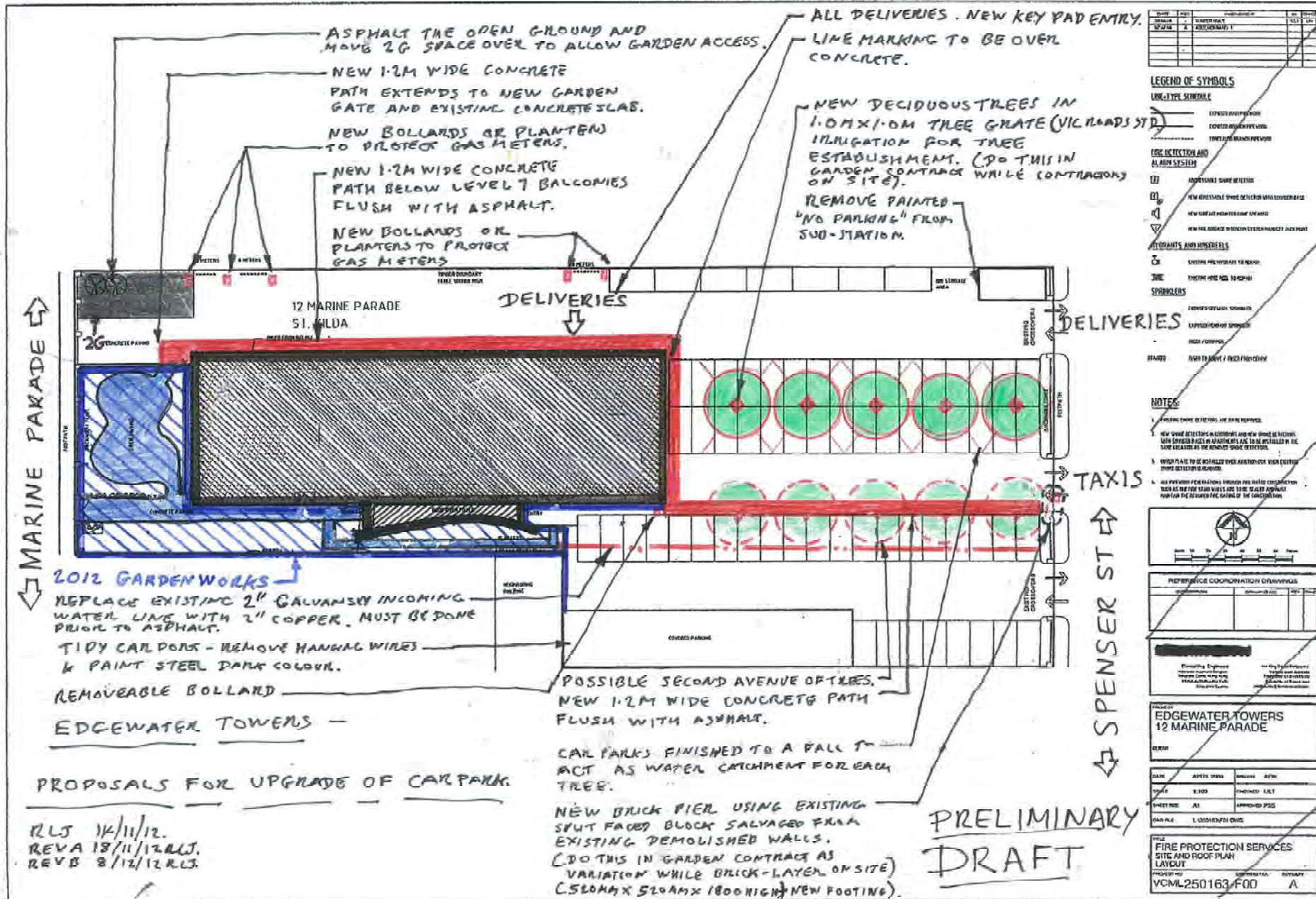








# Car Park Upgrade





[www.edgewater Towers.com.au](http://www.edgewater Towers.com.au)



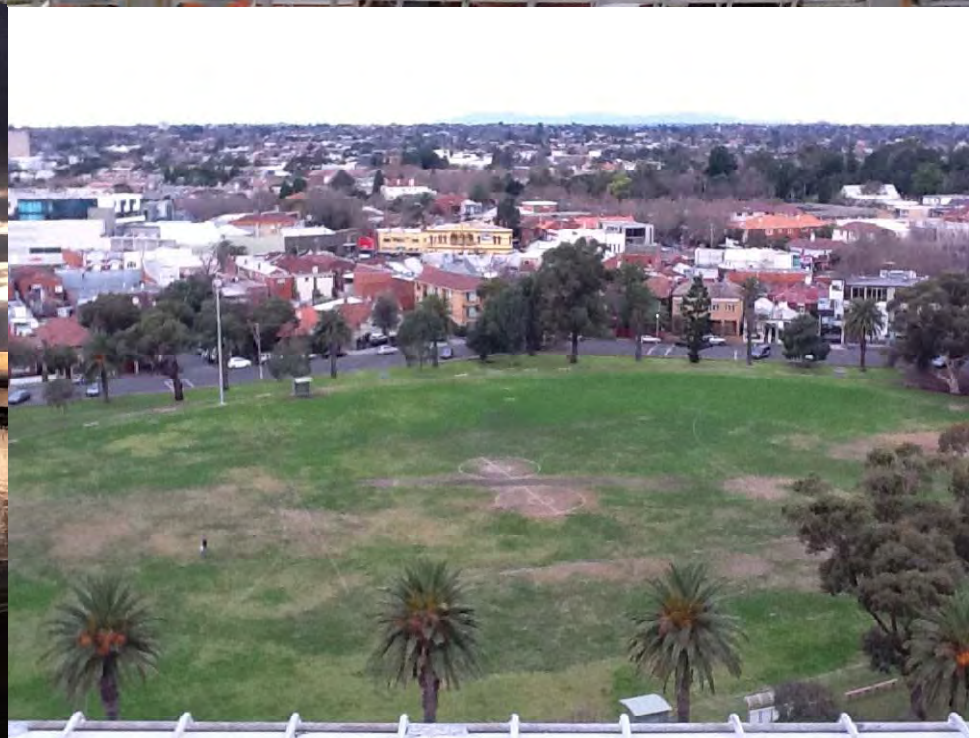
# Year Ahead

- Low energy lighting levels 1 to 12
- Remove redundant water heaters from laundries
- Interiors levels 2 to 12
- Enclosed balconies maintenance survey
- Replace water main to Spenser Street
- Develop the Web-cam business plan
- Improve bike storage
- Review of entrance vestibules/air locks
- Review of existing balcony balustrades
- Feasibility of on-floor (every 2<sup>nd</sup> floor) recycling
- Review improved rear entrance gate



# Vision for Rooftop?







# VBCS

The Board would like to thank Dan Slattery and VBCS for their attention during the year.

## 4. To Elect Directors





# 5. To Receive Accounts and Budget



## 6. To Appoint Auditor





# 7. Any Other Business

