

# 2017 Annual General Meeting



Image Credit: Doug Gimesy Conservation and Wildlife Photography

# 1. Elect a Chairperson



Image Credit: Doug Gimesy Conservation and Wildlife Photography

## 2. Confirm Previous Minutes



Image Credit: Doug Gimesy Conservation and Wildlife Photography

# 3. To Elect Directors



© doug gimesy

Image Credit: Doug Gimesy Conservation and Wildlife Photography

# Directors

- The following directors offer themselves for re-election:
  - Mr Russell Jessop
  - Mr John van der Laan
  - Mr Don Shaw

# 4. MD's Report



© doug gimesy

Image Credit: Doug Gimesy Conservation and Wildlife Photography

# Projects For 2017

- Refresh ground floor appearance.
- Paint lobby and strip, polish, & repair the terrazzo tiles.
- Installation of high-speed internet infrastructure.
- Security cameras upgrade.
- Gas meter audit.
- Building audit.
- Strata Conversion

# Projects For 2018 & Beyond

- Planning for lift upgrade.
- Planning for building exterior maintenance.



# 5. Chair's Report



© doug gimesy

Image Credit: Doug Gimesy Conservation and Wildlife Photography

# Roof Waterproof Membrane Completed



Image Credit: Waterproofing Melbourne March 2017

# Facade Survey Commenced

- Owners responsible for maintaining enclosed balconies in a safe and acceptable condition.
- Some balconies have deteriorated to a state that is unsafe and poses a hazard.
- Breach notices to Owners with enclosed balconies deemed unsafe and in an unacceptable condition.
- Owner must engage a contractor to replace to the Edgewater standard design.



# Breach Notices - Non-compliance



# Abandoned Bikes Donated to Charity



# Bike Tags



# Smoke Detector Replacement

## Striking snap captures heat of the moment

31/08/13, 5:41 PM



Smoke pours out of a unit in the Edgewater Towers apartment block in St Kilda. *Photo: David Lim/@feedlimmy*

Common areas and 90 flats completed.  
11 apartments are still outstanding.

# Security Camera Upgrade Completed



- Improved image quality
- Increased ground floor and car park coverage
- Faster incident resolution
- Exposed conduit reduction
- Clean up and dumped furniture removal charges invoiced



# Regulations Booklet Updated



First update and reprint of the Edgewater Towers Regulations Booklet since Version 1, August 2014. **NEW** Version 2, June 2017

Available to all tenants and Owners from Anne at BBC Strata Management

Copies on Lobby noticeboard

Electronic copy on web site  
[www.edgewater Towers.com.au](http://www.edgewater Towers.com.au)

# Web-site Refreshed

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



[Home](#)

[Service Agreement](#)

[Edgewater Towers Regulations](#)

[Renovation Guidelines](#)

[Car Park](#)

[Bike Room](#)

[Minutes – AGMs](#)

[Info & History](#)


[The Board](#) ▾

# New Key Pad Signage Completed

To ring a flat please press the  
**Floor Code, Flat Code** then 



Floor Code		Flat Code	
G	00	A	01
1	01	B	02
2	02	C	03
3	03	D	04
4	04	E	05
5	05	F	06
6	06	G	07
7	07	H	08
8	08		
9	09		
10	10		
11	11		
12	12		

**Example:**  
To call 10A  
press 1001  
then 





# Our 5<sup>th</sup> Open House Melbourne 2017



**ARCHITECT**  
Mordechai Benshemesh

**YEAR**  
1961

**PHOTO CREDIT**  
Pietro Giordano

# EDGEWATER TOWERS

# 170 Visitors

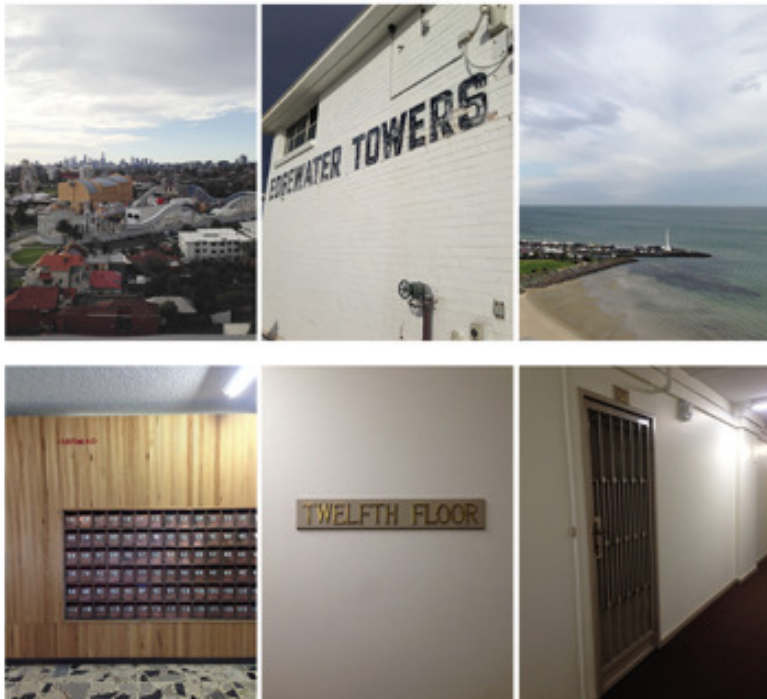


# MOH 2017 Visitor Feedback

## 3pm Edgewater Towers in St Kilda

<http://www.openhousemelbourne.org/towers>

Image and text credit: No Grey Creative



If you've ever driven along Beach Road St Kilda I'm sure you've noticed the iconic Miami-esq white apartment building situated across from the St Kilda Marina – Edgewater Towers. For the last 2 years I've been eager to get this place and so glad I finally made it. The 60's retro foyer and the rooftop were open for tours. As part of the tour we received a fantastic history overview of how the development came about, how it was marketed, who designed it and some of the colourful characters that have resided there over there years, what a treat! After the foyer intro we were ushered into the elevator and taken to the 12th floor for panoramic views of Port Phillip Bay, St Kilda and beyond.

# Open House 2017 Media interest in Edgewater Towers

Age Newspaper  
St Kilda Engineer Given  
Credit for Volkswagen  
24<sup>th</sup> July 2017 Page 2 & 3

Age Online  
St Kilda Engineer Given  
Credit for Volkswagen  
23<sup>rd</sup> July 2017

Age Online  
Edgewater Towers, a time  
capsule from the 60s  
23<sup>rd</sup> July 2017 including a  
pictorial tour of 18 photos.



Josef Ganz, who presented his design for a beetle shaped car to Adolf Hitler, was one of the early residents of St Kilda's Edgewater Towers, which retains original architectural features, and will be opened to public tours led by present-day residents, including Russell Jessop (right). Photos: Corrian Traynor



## St Kilda engineer

■ Carolyn Webb

Could a Jewish man who died in obscurity in Melbourne be the unsung creator of the Volkswagen?

Peter Phillip doesn't think so - in the next few months it will honour him in a plaque at Edgewater Towers, the St Kilda apartment block where automotive engineer Josef Ganz once lived.

In Germany in the early 1930s, Ganz was an influential editor of car magazine *Motor-Kritik*, and a consultant engineer for Daimler-Benz and BMW.

In the race to build an affordable "people's car" or "volkswagen", he made prototypes similar to the fu-

ture Volkswagen Beetle. They were lightweight with back-engine, independent wheel suspensions and swinging rear half-axles. A 1931 Ganz model was called the *Maikafer*, or May bug.

In 1933 Ganz presented his Standard Superior model, with a curved shape, to an intrigued Adolf Hitler at a Berlin motor show.

In his 2012 biography of Ganz, Dutch journalist Paul Schlipperoord says that later in 1933 Ganz was arrested by the Gestapo on trumped-up charges of intimidating car companies.

Schlipperoord says Ganz was only released through a friend's connec-

ted to senior Nazis. Ganz fled to Switzerland, and later France, but his career stalled, and he emigrated to Australia in 1951.

Schlipperoord claims Hitler and advisers such as Ferdinand Porsche used Ganz's ideas for the Volkswagen, which went on to global fame. Schlipperoord says Ganz is a genius akin to Henry Ford, who the Nazis tried to erase from history.

In Melbourne, Ganz worked for General Motors Holden and fought to gain compensation for his European designs.

Ganz was a friend of Herta and Paul Amirani, wife of Edgewater Towers' architect Mordochai Ben-

shemesh. The couple gave Ganz a flat in the building after it opened in 1962. Ganz died from heart failure there in 1967.

The council's heritage plaque to be placed on the Marine Parade frontage will note that the 13-storey Edgewater Towers, which has stunning views of St Kilda and Melbourne CBD, was Melbourne's first privately developed high-rise apartment block.

It says notable residents include "Josef Ganz, the Jewish automotive engineer who was the originator of the Volkswagen" and politician and cyclist Sir Hubert "Oppy" Opperman.

Next Saturday, as part of Open

House Melbourne, volunteer residents will lead free tours of the building, including the roof view and its groovy 1960s-style lobby with an exhibition of ads, newspaper articles and photos of past residents.

The building's unofficial architect, Russell Jessop, hopes the tours give recognition to a landmark building whose past residents have included prostitutes, politicians, musicians and pro-abortion campaigner Dr Bertram Walter.

Mr Jessop said Ganz represented "so many people whose stories were brushed and just forgotten. If you don't capture them now, they'll be lost."

# Heritage Recognition Plaque unveiling

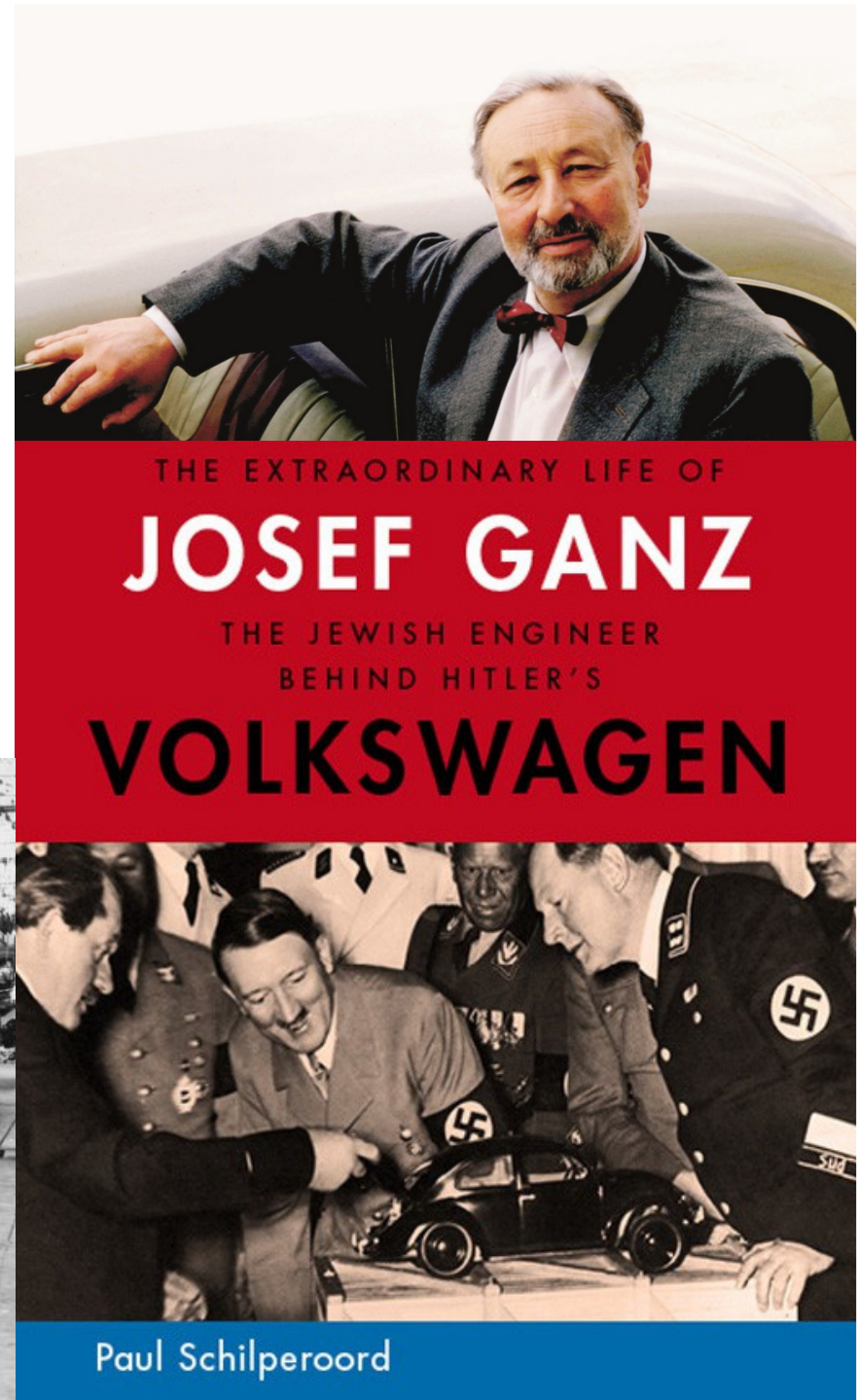


Image Credit: Greg Day

Residents Susan Kohn, Russell Jessop and Councillor David Brand, 23rd September 2017



In 1951 Josef Ganz arrived in Australia and for some years he worked for General Motors Holden. Josef Ganz died in obscurity in Edgewater Towers in 1967, his legacy known and admired by all but his name forgotten. Paul Schilperoord

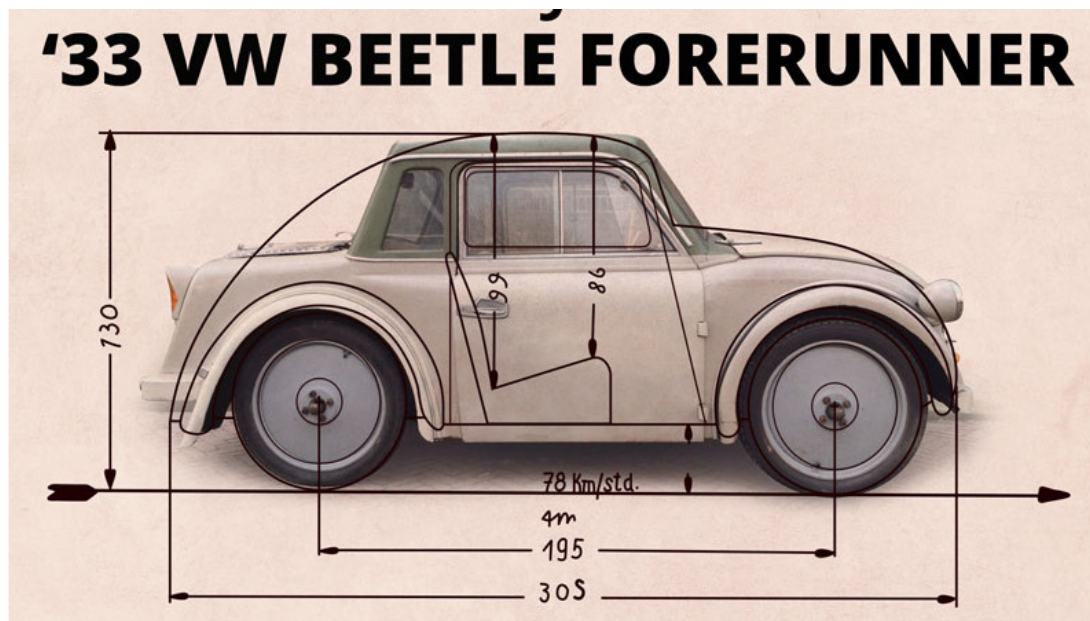


# Dutch Documentary Film Crew

Filming at Edgewater Towers and General Motors Holden.

A 1933 Ganz Volkswagen found in Eastern Germany is being restored for the documentary film.

Film anticipated for release European summer 2018.



## Edgewater Towers

Designed by architect Mordechai Benshemesh and built in 1961, Edgewater Towers was Melbourne's first privately developed high rise apartment block. Its multi-storey slab construction and international style promised Melburnians sophisticated living with a beautiful view. Noted residents include Josef Ganz, the Jewish automotive engineer who was the originator of the Volkswagen. After fleeing Germany during World War II, he emigrated to Australia and worked for General Motors Holden. Sir Hubert 'Oppy' Opperman, renowned cyclist and politician, also lived here for almost 30 years.



THIS SITE IS LOCATED ON THE TRADITIONAL  
LANDS OF THE BOON WURRUNG PEOPLE

[www.portphillip.vic.gov.au](http://www.portphillip.vic.gov.au)



Sir Hubert Opperman  
“Oppy” Cyclist and  
Politician lived at  
Edgewater Towers from  
the day it opened in 1961  
until he and Lady (Mavys)  
Opperman moved to a  
retirement village in 1985.



Image Credits: Photographers unknown, National Museum of Australia, Canberra  
Left: Opperman with bike on shoulder Oct 1977 on St Kilda Pier. Right: Mr and Mrs Opperman.

# Wikipedia Page Interest

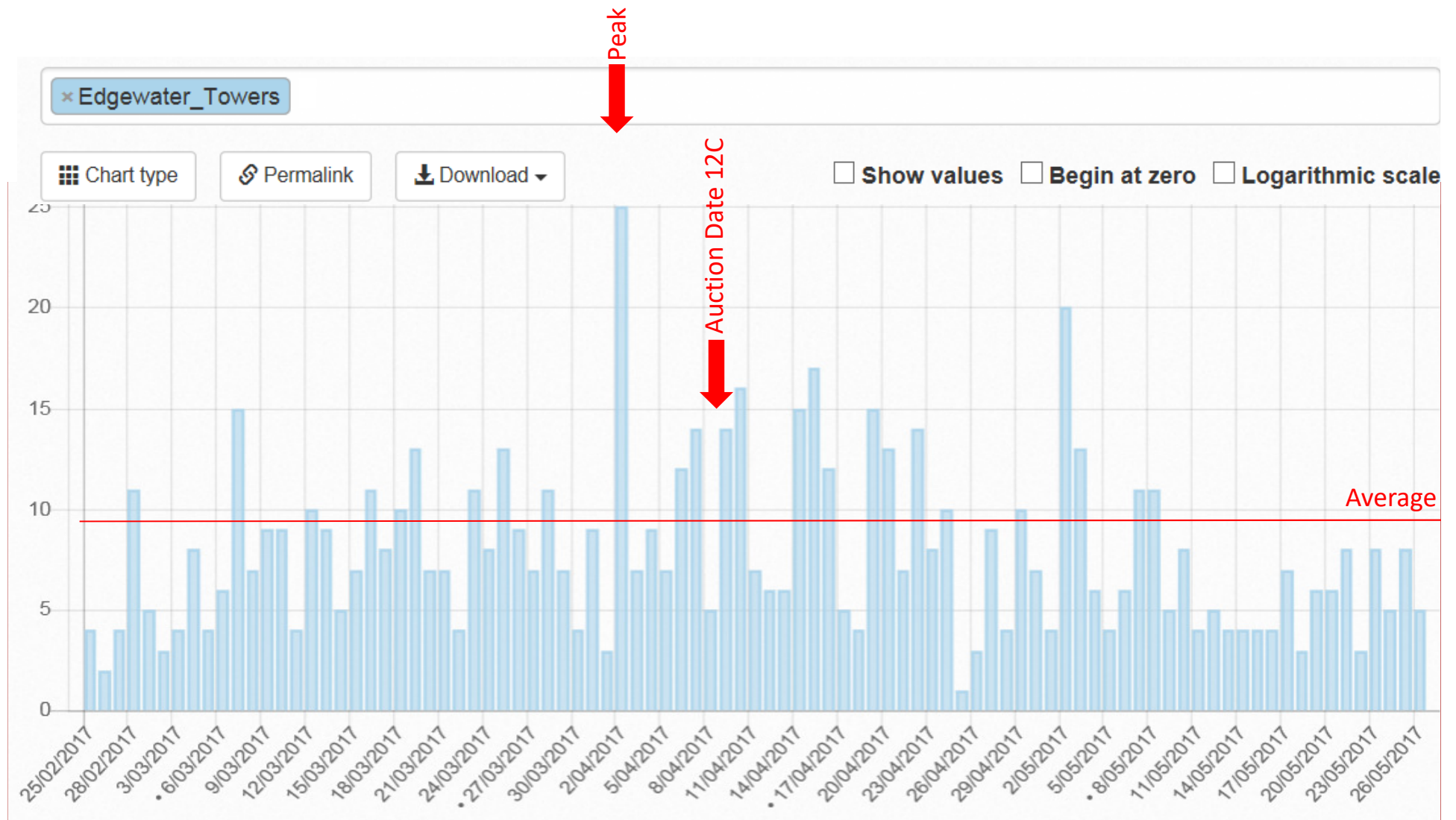
## Edgewater Towers



**Edgewater Towers** is an high rise apartment block located in [Melbourne, Australia](#). The building, completed in 1961, was Melbourne's first, privately developed high rise apartment block<sup>[1]</sup> and the tallest in Victoria until [Robin Boyd's Domain Park Flats](#) was completed in 1962. The building was designed by émigré architect [Mordechai Benshemesh](#) who designed many multi-storey buildings in St Kilda and Elwood.<sup>[2]</sup> Edgewater Towers is considered to be Benshemesh's most iconic design.<sup>[3]</sup>

- History
- Fire life safety
- Concrete remediation
- Building interiors
- Flats
- Description
- Construction and management
- Garden and rooftop
- Notable residents
- In the media
- Location
- American influence
- Taller
- Beachfront development
- Building services
- References

200+ hits/mth    Ave 8 hits/day    25 hits peak  
Doubles over Open House Melbourne



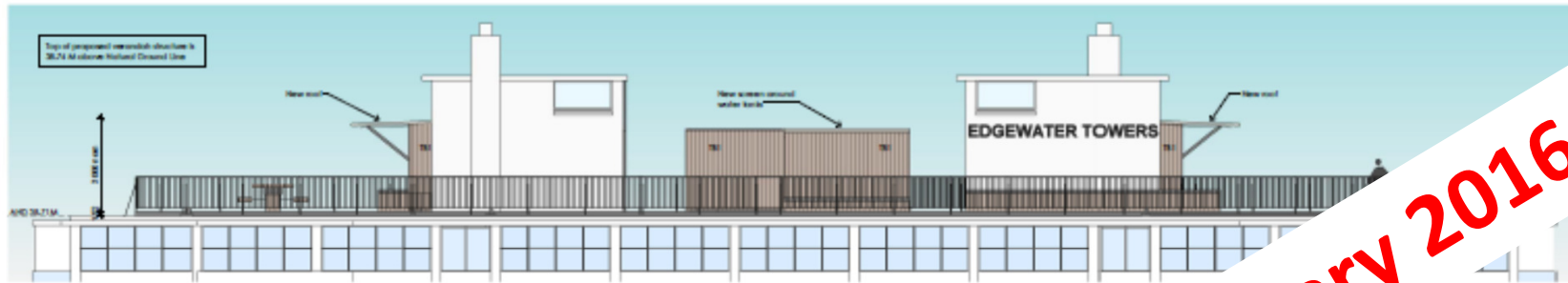
Visits to Edgewater Towers Wikipedia Page between 25<sup>th</sup> February and 26<sup>th</sup> May 2017

# Rooftop Project Update



Image Credit: Doug Gimesy Conservation and Wildlife Photography

# Rooftop Project



Part North Elevation  
1:100



East Elevation  
1:100



Part South Elevation  
1:100

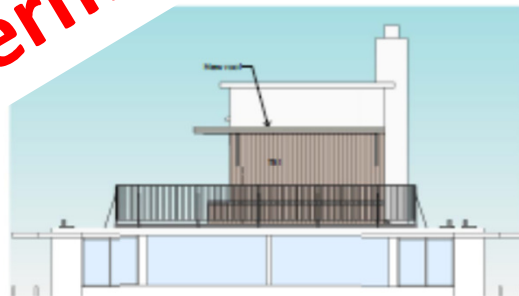


West Elevation  
1:100

Planning Permission granted February 2016



Part East Elevation  
1:100



Part West Elevation  
1:100



North Elevation  
1:100



South Elevation  
1:100

**Materials Schedule**



**INDICATIVE EXTERIOR SCAP**  
BALCONIES HAVE BEEN RULED IN  
NOT SHOWN HERE. ALL EXTERIOR  
ROOFING HAVE BEEN CONVERTED  
FROM IMPERIAL UNITS TO METRIC  
PLANS

**PLANNING APPLICATION - NOT FOR CONSTRUCTION**

\* ALL DIMENSIONS TO BE CONFIRMED ON SITE. ALL  
DIMENSIONS IN METERS.  
\* DIMENSIONS NOT TO BE SCALED OR  
\* DIMENSIONS SUBJECT TO APPROVAL BY ARCHITECTS.  
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DRAWN: NM, RO, As indicated  
CHECKED: A2  
SCALE: A2  
DATE: 29.01.2016  
SHEET: P04  
REV: 05

PROJECT NO:  
Proposed Elevations

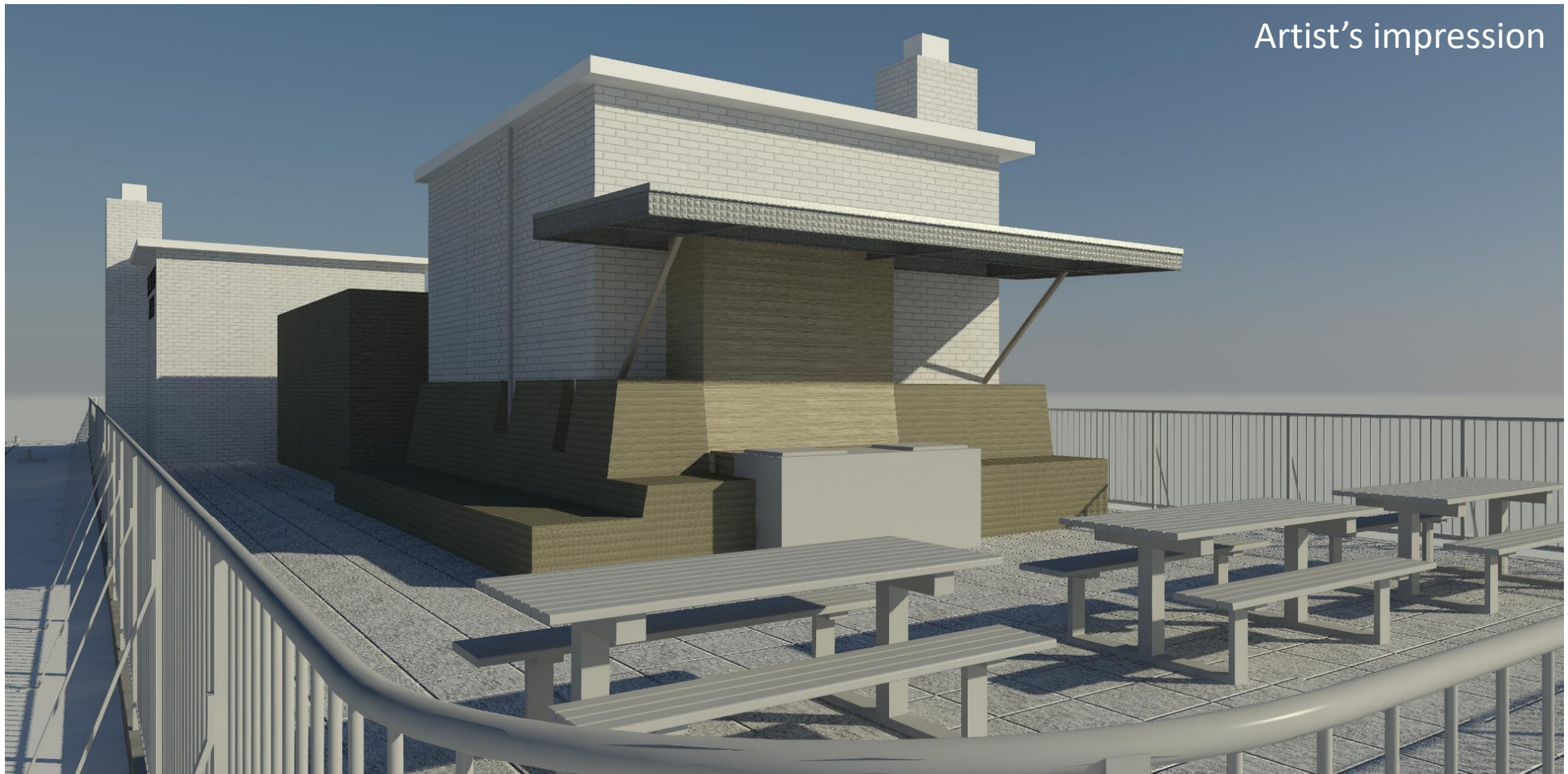
www.opatarchitects.com.au  
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Suite 4 Level 8 - 258 Little Bourke St, Melbourne 3000 Victoria, Australia

**EDGEWATER TOWERS**  
12 MARINE PARADE  
ST KILDA

**OPAT ARCHITECTS**



# Rooftop Project



**East Terrace:** Paving, seating/lounging, BBQs, canopy & benches.

**West Terrace:** As East Terrace without BBQs or benches.

# The Hurdle

For Construction Permit the Building Surveyor (BS) required proof the existing concrete slab is adequate for load.

BS insisted even though there has been rooftop access as evidenced by the perimeter balustrade and dual fire exits.

No As-Built Records at State Library or St Kilda Town Hall.

Three scanning technologies were trialled without success (Zero cost). Thank you to flats that accommodated access.

The final solution was **Structural Load Test** 5-7 Sept. 2017. Thank you to flat 12H that accommodated access.

# Structural Load Test Completed



Potentiometers measure concrete slab deflection

# Rooftop Project Schedule Update

- Enabling works - Completed 2013/14
- New balcony railing - Completed 2015
- Removal of old perimeter fence - Completed 2016
- Exhaust fans relocated - Completed 2016
- Plumbing works - Completed 2016
- Waterproof membrane replaced - Completed 2017
- Structural load test - Completed Sept. 2017

## STILL TO GO

- **Stage 3** – Paving, canopy and screening.  
Starting 2018. Possible part opened by end Summer
- **Stage 4** – Completion of paving, canopy and in-built furniture. Rooftop open 2018-2019.

# Rooftop Project

## **Late News**

Contract signed – 29 Nov 17

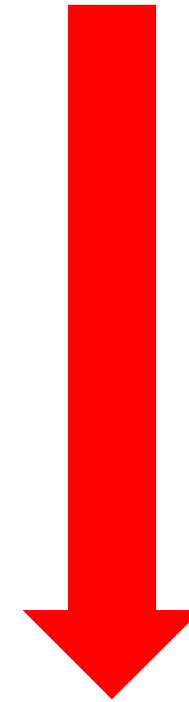
Commencement date – 16 Jan 18

Estimated completion – 09 Apr 18

# Reduction of Outstanding Fees

Last 8 years:

Year Ending June 2010	\$192K
Year Ending June 2011	\$132K
Year Ending June 2012	\$127K
Year Ending June 2013	\$ 56K
Year Ending June 2014	\$ 31K
Year Ending June 2015	\$ 67K
Year Ending June 2016	\$ 28K
Year Ending June 2017	\$ 9K



95%

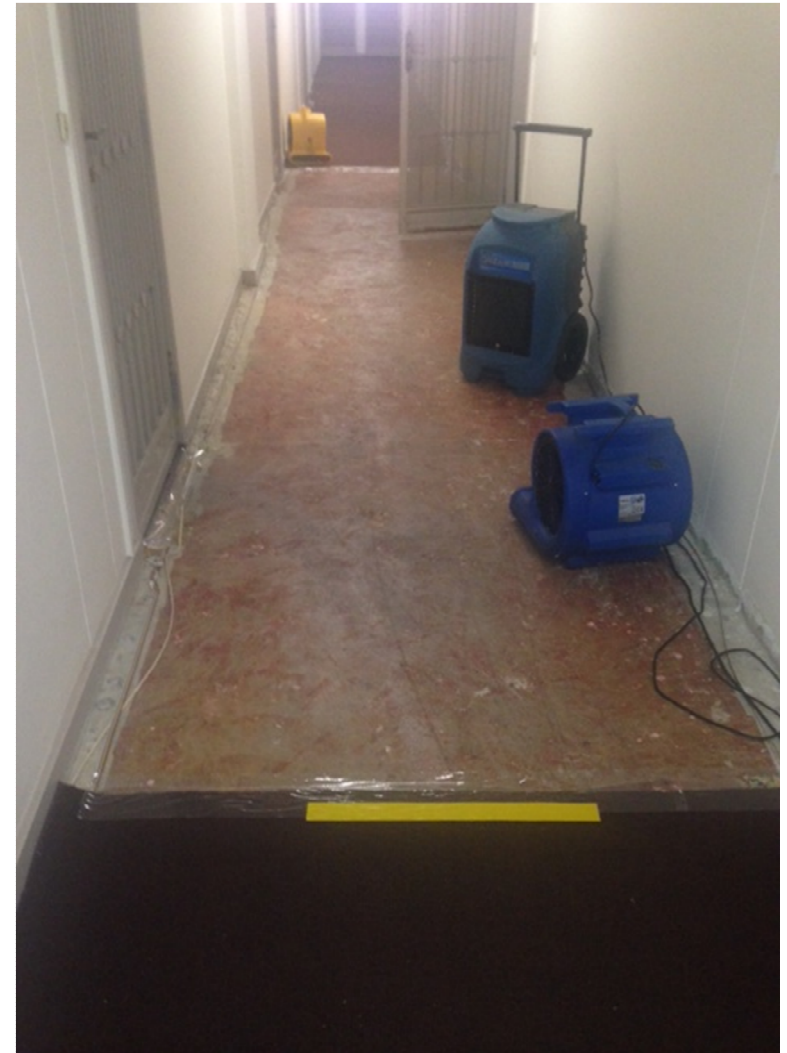
ESL automatically takes legal action to recover any debt over \$2,000.

# Nuisance Stories

- Flooding Level 1 corridor & carpet replacement

Replacement scheduled for  
**Wed 13<sup>th</sup>. Dec**

Residents (owners AND tenants) MUST:  
Leave doors open or leave keys with a neighbour or a Board Member.



# Nuisance Stories

- Climbing over, damaging walls/fences
- A couple of noisy/nuisance owners and tenants
- Abuse of the rubbish chute
- Cigarette litter
- Oversized vehicles
- Tree damage from cars
- Contractor reno. rubble
- Short term renters





# Good News Stories

- 170 Visitors for Open House Melbourne
- City of Port Phillip Heritage Plaque Recognition
- Dutch film crew for previous resident Josef Ganz
- Owners replacing their aged balcony in-fills
- Peanut Park Street Lighting May - July 2018
- 50% owner occupied
- New **Record** Sold Prices:
  - 1 bed - **\$556,000** Apr. 2017
  - 2 bed - **\$750,000** Aug. 2017



ONLY  
A FEW  
LEFT

*Inquire Now!*

**Edgewater TOWERS**  
12 MARINE PARADE, ST. KILDA, MELBOURNE, VICTORIA  
SUPERB BEACH FRONT LOCATION

**Views Unequaled in Melbourne!**

- 12 MARINE PARADE, ST. KILDA.
- LUXURY APARTMENTS: SEPARATE TITLE.
- 1 BEDROOM from £1150 dep., £8 per week.
- 2 BEDROOM from £1700 dep., £12 per week.
- OPEN FOR INSPECTION 11 a.m.-7 p.m.
- ON SITE PHONE Mr. B. IMRAY, 94 2580.
- AFTER HOURS, BJ1877.

**A BRUCE SMALL ENTERPRISE**

# Sinking Fund

In process of developing a 10 year plan for on-going maintenance of the building, which includes painting, lift upgrades, major repairs, etc.

Assuming a cost of \$1,000,000 over 10 years, this translates to about **\$250** per apartment per quarter

# Quarterly Service Charges

2014/15 \$1,300/quarter

2015/16 \$1,360/quarter

2016/17 \$1,250/quarter

2017/18 \$1,250/quarter

# Estimates

Current day-to-day  
maintenance

\$900 - \$1,000

Sinking Fund

\$250

Ongoing fees to be around  
per quarter per apartment

\$1,150 - \$1,250\*

\* Until we convert to strata

# 6. To Receive Accounts and Budget



© doug gimesy

Image Credit: Doug Gimesy Conservation and Wildlife Photography

# 7. To Appoint Auditor



© doug gimesy

Image Credit: Doug Gimesy Conservation and Wildlife Photography

# 8. Any Other Business



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Image Credit: Doug Gimesy Conservation and Wildlife Photography