

The voice of Docklands | 道克蘭之音

DOCKLANDS NEWS

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Jane's persistence pays off

Victorian artist Jane Flowers' commitment paid off when she took out the top prize at the annual Mission to Seafarers Maritime Art Prize last month.

A frequent finalist, Ms Flowers (pictured above) said she has been entering pieces in the exhibition since 2005.

In 2009 she took out the people's choice award and at the launch of this year's exhibition on October 2 was announced winner of the major prize.

Her oil on canvas piece *David and Goliath*, depicting a container ship and a tugboat, beat 70 other entries selected for the exhibition to earn her the \$15,000 ANL Maritime Art Prize.

Describing her piece Ms Flowers said: "Container ships ply our supply routes

but become incapacitated behemoths at destination. Time for the plucky tugs with their no-nonsense, push-pull attitude – the rulers of the ports."

Ms Flowers said she had been painting for 20 years and maritime themes were common to her work.

"I live by the ocean and do a lot of sailing so I have a huge affinity with the water," she said.

Ms Flowers said she would continue to enter work in the annual exhibition.

"I love the prize itself, I love going to the opening and seeing everyone else's work."

Council fails to curb short-stays

After three years and a legal bill of more than \$350,000, the City of Melbourne has failed to curb short-stay apartments in the Watergate building.

All the council has to show for its time and money is the installation of smoke alarms and fire orders in affected apartments.

The long-running Watergate saga reached a practical completion on October 23, with parties agreeing to settle the case at a Building Appeal Board (BAB) hearing.

Docklands Executive Apartment operator Paul Salter and the City of Melbourne came to agreement on two key issues relating to the safety of the building Docklands, with Mr Salter agreeing to install fire orders on the back of doors smoke alarms in the bedrooms of the apartments he manages.

After funding legal teams for two BAB hearings, a Supreme Court and a Court of Appeals hearing, spanning two and a half years, a City of Melbourne spokesperson said the council welcomed the decision.

"The City of Melbourne welcomes the decision of the Building Appeals Board, which upheld and varied the building orders issued by council's Municipal Building Surveyor."

"The parties consented to the majority of matters. The decision is important because it will improve the safety of building occupants," the spokesperson said.

"The owners of apartments being used for short-term use at Watergate Apartments must now undertake works to improve fire safety, including upgrading smoke alarms."

"The final orders of the Building Appeals

Board are yet to be issued and it is unknown whether the Watergate Owners' Corporation (OC) will also be required to undertake works."

The Building Appeals Board is yet to determine whether the OC will be required to install exit signage in common property areas of the building but this determination concludes the case.

Both the council and Mr Salter have agreed to pay their own costs for the BAB hearings.

The City of Melbourne spokesperson confirmed council's legal costs, excluding the most recent BAB proceeding, totalled \$346,727.

"All legal proceedings regarding this matter required a high-level of legal representation given the significance of this result for the classification of buildings in the City of Melbourne and nationally," the spokesperson said.

Mr Salter declined to comment on the outcome of the case until it had been formalised through the BAB determination.

Last month's agreement puts a practical end to a case that started in 2011 when the council issued building orders against owners of short-stay apartments in the Watergate building.

Under the Building Code of Australia, Watergate is classified as a Class 2 building.

Continued on page 7.

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Community resigned to tram bridge fate

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The fight against the Fishermans Bend tram bridge appears all but lost, according to the Yarra's Edge community.

Both the owners' corporation and Marina YE last month sent letters to residents and marina tenants informing them of plans to build a tower on Lorimer St that includes provision for a tram line.

Fears about the bridge were raised when the City of Melbourne gave its approval to a plan for the 74-storey tower on the southern side of Lorimer St.

The design for the Little Projects tower includes a 17.5 metre wide corridor on its eastern side to allow room for a tram that would pass from Docklands, across the M1 and into the Montague precinct of Fishermans Bend.

It would also include an elevated tram stop at level two of the building.

City of Melbourne councillors unanimously supported the proposal, subject to a number of conditions recommended by council officers.

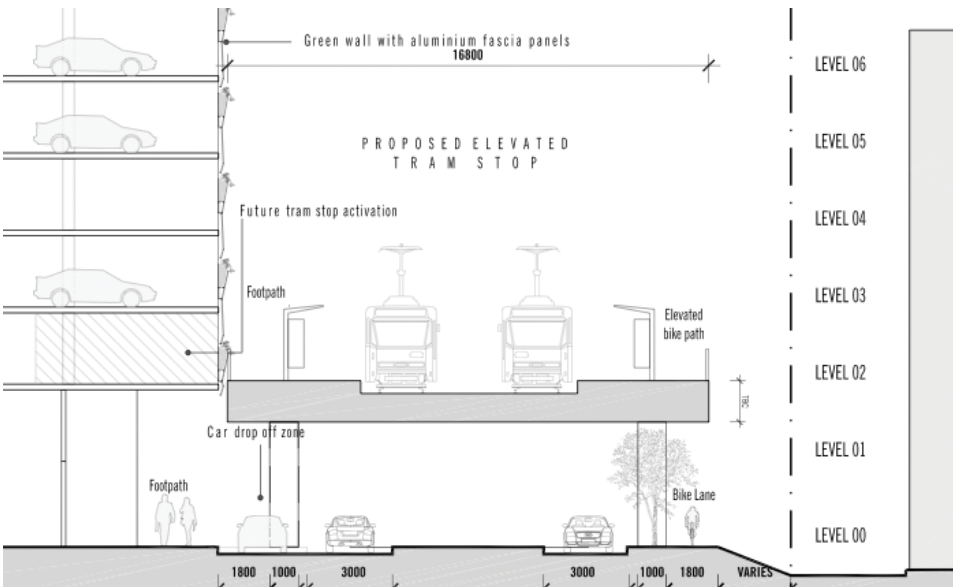
The proposal is now with the Metropolitan Planning Authority as the responsible authority for Fishermans Bend.

Planning Minister Matthew Guy has repeatedly said the tram bridge was a long-term option for Fishermans Bend, but the provision for the transport link in the Little Projects proposal has raised concerns.

In a letter to residents, Owners' Corporation 1 described the new residential tower as "monstrous".

The development would include 900 apartments and, at 237 metres high, would be double the height of Tower 5 at Yarra's Edge.

The letter to residents stated: "As a community we have been ignored by the political class and frankly they have been devious and untruthful in their dealings. But worse, by approving this tower, they are setting the precedent for many other Fishermans Bend developments to be as big, and setting in motion the tram link plan."



A diagram in the Future Melbourne Committee report shows an elevated tram-stop meeting level two of the proposed Little Projects tower.

The City of Port Phillip has been campaigning for the construction of the tram bridge, even going so far as to commission a potential design.

Representatives from the Yarra's Edge community met with the Port Phillip Council last month to discuss the bridge and said they were shown detailed engineer's drawings.

"The bridge will be a bascule bridge and have a clearance height of four metres when closed and will open to allow vessels with a height greater than four metres to enter and leave the marina," a letter from Marina YE manager Allan Cayzer stated.

The letter stated that although the drawings of the bridge were detailed, the appearance of the structure was yet to be decided.

According to the letter, the City of Port Phillip has been "aggressively soliciting developers to fund the tram bridge".

"The bridge may be built sooner than we thought, with a three to five year timeframe suggested," Mr Cayzer said in the letter.

A City of Port Phillip spokesperson told Docklands News work on the proposed tram bridge was continuing.

"Council is continuing its assessment of the feasibility of the Collins St tram extension as a key catalyst project for the Fishermans Bend Urban Renewal Area."

"The findings of this work will be released when completed."

Representatives from the Department of Transport, Planning and Local Infrastructure (DTPLI) were scheduled to address the October 29 Docklands Community Forum but have since cancelled the appearance.

A DTPLI spokesperson said the cancellation was due to the caretaker period ahead of the state election.

"DTPLI has reviewed the event in light of the caretaker conventions, which guide the conduct of our business leading up to an election and ensure the actions carried out do not bind or limit an incoming government's freedom or actions, and it is therefore inappropriate to present at this time."



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Barry Plant and Vin Tam Bakery are some of the local businesses who supported the Docklands Community Garden's fundraising initiative last month.

Support for local garden

Local businesses are getting behind the Docklands Community Garden.

The garden committee last month held a fundraising barbeque and was buoyed by the support of local businesses.

Vin Tan Bakery donated rolls for the barbeque, Westpac helped out with the barbeque and real estate agencies Barry Plant and Lucas Real Estate donated \$300 each.

The garden volunteers have raised \$1260, through donations and the barbeque, which will be put towards much needed pots, soil and maintenance work.

Supreme Court action over pool fees

Residents of Victoria Point have been locked out of the building's pool and gym over a fees dispute between the owners' corporation (OC) and the facility's owner.

Victoria Point Joint Venture (VPJV) owns the YMCA-operated pool and gym at the base of Victoria Point and says the building's OC has failed to pay for resident's use of the facilities for more than 12 months.

Residents' pool and gym access cards were suspended on October 7 and VPJV has filed Supreme Court action against the OC to recover the alleged unpaid fees.

But the OC says it can't pay the fees because that would mean breaching the Owners' Corporation Act.

According to VPJV, a commercial arrangement had been in place between itself and the OC since 2006, with the OC paying a contribution to allow residents

access to the facilities.

But, according to Victoria Point OC chair Ilana Kempler, the 30-year-plus agreement, with CPI increases, is invalid because the developer of the building entered into the agreement without authority to do so.

She said the agreement was also "onerous", reaching \$312,000 this year for owners to use the facilities, with limited hours and, apart from access, no other benefits.

Ms Kempler said in the past year the OC had become aware that the agreement was invalid and said continuing to pay the fee would be in breach of the OC Act.

"To enter into this agreement would require a special resolution of the owners' corporation,

meaning 75 per cent of lot owners would have to agree," Ms Kempler said.

"We can't continue to pay because this would be against the act as we would be using OC money without approval of owners to do so."

The VPJV says for the past 12 months the OC has not paid its contribution and attempts at mediation and settlement had failed.

But Ms Kempler said the OC had attempted to negotiate a "reasonable amount" for use of the facilities, in April, subject to a special resolution.

While YMCA manages the pool and gym as tenant of the property, it has no involvement in the dispute or legal proceedings.

VPJV spokesperson Murray Anglin did not confirm the exact figure the OC owed the VPJV but said it was a six-figure number.

"We are very disappointed that we have had to take this extreme action. The owners' corporation has had many opportunities in the past 12 months to resolve this situation, however the silence on their part has been incredibly frustrating to deal with," Mr Anglin said.

Ms Kempler said the OC was working towards finding a resolution to the issue.

"The committee is actively sourcing an alternative solution. Whatever we do find or negotiate with VPJV will be subject to a special resolution," she said.

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Lend Lease

Non-residents still not welcome

By Shane Scanlan

Docklands Community Association (DCA) president Roger Gardner will, on November 13, make another attempt to ban non-residents from membership.

Shortly after becoming president in 2009, Mr Gardner presided over changes to the DCA’s rules to ban non-residents and which also made it harder for him to be challenged internally.

However, these revised rules were never registered with Consumer Affairs Victoria and, as revealed by *Docklands News* last year, had no legal basis.

At the association’s annual general meeting on November 13, Mr Gardner will present a new set of rules for adoption.

The new rules are based on Consumer Affairs Victoria’s 2012 model rules and are less extreme than his 2009 attempt.

However, there are some notable departures from the model rules (which are consistent with the current rules).

While the model rules allow for proxy votes to be received at the start of a meeting, the proposed new rules insist on four business days’ notice.

The model rules allow for nominations for committee positions from the floor and without formality. But Mr Gardner’s version insists on a written nomination, signed by

two members as well as the nominee and delivered to the secretary four business days before the AGM (a softening of the current rules which insist on seven days).

The model rules also propose that separate elections be held for executive positions but Mr Gardner’s favoured methodology is to, firstly hold a committee election, and then allow the committee to elect office bearers.

In an explanatory note to members about why was it necessary to exclude non-residents, Mr Gardner said: “The DCA operates in practice as a resident organisation and has done so for many years but this needs to be formalised as proposed to avoid any misunderstanding and non-resident applications.”

But in an email to committee members in May, Mr Gardner revealed his fear of “stacking by workers and business owners”.

“Non-resident workers have shown no interest because they don’t live here, nevertheless stacking can be organised, has previously occurred and recent events would suggest it could happen again unless we take steps in the rules to restrict membership to residents,” he said.

In particular, Mr Gardner fears serviced-apartment operators, who he believes could take over the DCA. His proposed rules specifically exclude short-term stay guests being defined as residents.

“Short-term serviced apartment guests are not regarded as residents. Clearly they do not voluntarily register for DCA membership but unless the exclusion is included it is possible that it could be exploited by serviced apartment operators for proxy voting purposes,” he said.

He noted that Docklands Executive Apartments owner Paul Salter had become a member of the association and he claimed that “serviced apartment interests” had taken over the Arkley owners’ corporation committee.

Mr Gardner cited an example of “stacking” within the DCA: “Regarding stacking, a few years back a key member supporting night clubs assisted by another prior to a DCA AGM signed up a number of people, paid for some, got them to sign open proxy forms and controlled the elections.”

The 2009 AGM, when Mr Gardner first became president, directed the association

to “concentrate on bringing the residents of Docklands together in an informal and social atmosphere.”

Mr Gardner denied that the rule changes were aimed at serviced apartments. “Obviously the rules are not aimed specifically at serviced apartments,” he said when invited to respond by *Docklands News*.

Mr Gardner pointed out that the proposed rule changes had been approved by Consumer Affairs Victoria.

“The existing DCA rules ... were brought in in 2008, following approval by members. We are not proposing anything different except amendment of member eligibility to reflect existing practice,” Mr Gardner said.

“Ironically, in terms of election rules, the Chamber of Commerce has I believe similar election rules to us but you don’t criticise that!”

“I prefer to be upfront which I have been here. I suggest that it would be a better idea not to let your obsession get the better of you again. We will not take any misrepresentation lying down and will address any through appropriate channels.”

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Lord Mayor Robert Doyle gets work started at the groundbreaking ceremony last month.

New tower for Digital Harbour

The northern entrance to Docklands is set to be transformed when construction of new mixed-use development begins at Digital Harbour this month.

Construction of the 37-storey tower, The Altus, was launched on October 8 with a ground-breaking ceremony at the future site of the tower at the corner of Harbour Esplanade and Dudley St.

Speaking at the ground-breaking ceremony, Lord Mayor Robert Doyle said the building would be “a remarkable addition to Docklands”.

“It’s exciting to see these final building blocks going into to place in Docklands.”

The first 18 storeys of the building will accommodate the 4.5 Star Parkroyal Melbourne hotel, which will offer 266 rooms and is scheduled to launch in the second half of 2016. The separately-accessible residential part of the building will comprise 331 apartments.

Call out for E-Gate interest

Docklands’ northerly neighbour is back on the drawing board with the State Government last month calling for expressions of interest (EoI) from developers to build E-Gate.

The Government on October 27 launched an expression of interest program with a view to selling the 20 ha site bounded by Dudley St, the railway, Moonee Ponds Creek and Footscray Rd.

At this stage, only broad development guidelines have been released with the specifics to be shared with short-listed candidates after May next year.

However, the broad guidelines are consistent with previously-stated Government suggestions for the site as a mixed development including generous public open space as well as tall buildings.

The Government says it will accept submissions from developers up until February 19 next year. The publically accessible parts of the EoI clearly put any risk associated with the project squarely on the developer. Specifically, responsibility for cleaning the contaminated site rests with the successful bidder.

However, in return, the Government is promising “streamlined” planning processes with the Minister for Planning being the relevant authority.

“The State acknowledges the scale and complexity of the E-Gate renewal opportunity and the need for a careful blend of certainty and flexibility in establishing planning and development approval arrangements for the site,” the EoI documents state.

“The successful proponent’s proposed development plan will be agreed in principle prior to financial close. The state will then fulfil its obligation to rezone the land, formally endorse the development plan and make it a referred document in the Melbourne Planning Scheme.”

“Applications for buildings or works that are consistent with an endorsed development plan and any endorsed design guidelines will be considered

using streamlined approvals processes and will be exempt from notice and appeal provisions.”

In describing the vision for the project, the documents state: “The E-Gate development will integrate with West Melbourne and the Docklands and form part of a broader community in Melbourne’s inner suburbs, but with its own character and sense of place as an exciting and unique extension of the central city.”

“Buildings, streetscapes and the public realm will be of very high design quality, providing a great place to live, work and play not only for E-Gate’s residents and workers, but also for others that will visit E-Gate as a commercial, retail, recreation and parkland destination. Some parts of E-Gate will have tall buildings that take advantage of views to the CBD, but the street level will be an active and engaging place for people.”

“The land use and development mix that is ultimately delivered will be a key factor in its success and in the vibrancy of E-Gate’s streets and spaces. With a likely project life cycle of over 20 years, the mix of uses on the site may change over time to respond to market demands.”

In launching the project, the Deputy Premier and Minister for State Development Peter Ryan said: “E-Gate is a world class development opportunity on the doorstep of the Melbourne CBD. It will be home to around 10,000 residents as Melbourne’s newest inner city suburb.”

“The project is a 20-year plan to deliver a new, integrated community close to jobs and transport, with new parklands and all the things that make life in Melbourne great. It will be a game-changer for the inner west linking Docklands and West Melbourne and creating new activity in both areas.”

“It is a secure long-term, pipeline project that is expected to generate \$3 – 4 billion of investment in Victoria and create more than 5000 jobs,” Mr Ryan said.

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Owners' corporation groups sprouting

Owners' corporations across Melbourne are joining forces, with three different groups formed over the past year.

While not all of the group are officially registered associations, they all involve networks of owners' corporation members, including representation from Docklands, Southbank and the CBD.

The Owners Corporation Network of Victoria (OCNV), which is headed up by Docklands Community Association president Roger Gardner, was formally registered in July and, according to Mr Gardner, has 10 committee members.

The group is modelled on similar bodies interstate and Mr Gardner said he was liaising with these groups and, in the long-term, it was hoped a national network would be developed.

"The OCNV is intended to do a lot of good, as has been done interstate," Mr Gardner said.

Apart from the OCNV, a separate group, the Metropolitan Owners Corporation Committee Association (MOCCA) started meeting in September.

Group co-ordinator Helina Marshall said, the group was not currently a formal, registered association and said this may or may not happen depending on how the group developed.

She said the group was formed to allow OCs to share information and knowledge and learn from each other and did not currently have a political agenda.

Currently 11 buildings are involved with the group, with representation from the CBD, Yarra's Edge, NewQuay and St Kilda Rd. All but one Yarra's Edge tower is represented in the group.

The third OC group to recently form is the Chairman's Council, a network of owners'

corporation chairs from building managed by strata management group The Knight Alliance.

The group is not currently an official association, with only preliminary discussions having taken place so far.

Discussions about developing an OC network were initiated by The Knight Alliance's Robert Evans after holding a "Chairman's Supper" attended by 65 chairs from within The Knight Alliance's property portfolio.

The three groups are currently operating independently, although there has been some communication between the groups.

It's understood the Chairman's Council has had representation from Mr Gardner and has been contacted by MOCCA about collaboration.

Mr Gardner confirmed he had presented to the Chairman's Council and said some members had expressed interest in joining the OCNV.

He described the Chairman's Council as a "subsidiary group" and said it was "in no way a rival body".

"I was invited to address their group to explain the OCNV. As a result some of their clients are joining the OCNV and one is on the committee."

Mr Gardner said he had not heard of MOCCA until asked about the group by *Docklands News*.

He said: "It is not hard to guess that a few disaffected chairs in Docklands have formed their own group which, again, hardly competes with the OCNV."



New face in Victoria Harbour

There's a new face at the helm of the Victoria Harbour project, with Tim Campbell now leading the Lend Lease team.

For Mr Campbell, (pictured above) the new role comes with a new city, having moved interstate to take on the position from outgoing Victoria Harbour project director Claire Johnston.

A Sydney resident born and bred, he's previously spent his career working there, aside from a four-year stint working on the Canary Wharf project in London.

For Mr Campbell, the chance to play a role in the development of one of Docklands' major commercial and residential hubs was too good to pass up.

"To work on a project of this scale is a rare opportunity," Mr Campbell said.

With 70 per cent of Victoria Harbour's commercial development now complete, Mr Campbell will lead the development into a residential phase.

Currently 30 per cent of residential development has been complete with the next few years to see a big boost in residential population.

With 888 Collins anticipated to deliver more than 500 apartments in the first quarter of 2017 and Concavo a further 238 apartments in 2016, Victoria Harbour's residential population is expected to double.

Lend Lease will also soon begin work on the Boating Hub and Family Services centre, while residential development of the wharf precinct is also planned.

For some, responsibility for such a large-scale urban project would be a daunting prospect but Mr Campbell described it as "an exciting challenge".

"It's a great opportunity. It's uncommon to have a mixed-use project of this size in Australia," he said.



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Support needed for event

The Rotary Club of Docklands is seeking support from local businesses for an event it is holding in Docklands this month.

The Docklands Festival of Giving, on November 30, aims to highlight the generosity that exists within the Docklands community.

According to Docklands Rotary member Loryn Clark, the idea of the festival is for local businesses to show what they do for the community.

The club has asked local businesses and corporates to sponsor a marquee for the day, which they can use to exhibit how they fulfil their social responsibility and support the community.

Alternatively, businesses may choose to sponsor a marquee on behalf of a charity or not-for-profit organisation to use on the day to promote their work.

Festival-goers will be invited to vote on which business has contributed the most to the community, with the winning business to be awarded on the day.

The festival will also feature a range of events throughout the day to keep the whole family entertained.

Rotary's Alex Hoe said over 100 modified cars would be on show at the piazza and along the waterfront.

"We'll be bringing some tastefully, well-



Rotary Club of Docklands members Lucy Liu, Richard and Loryn Clark and Alex Hoe are seeking support for the Docklands Festival of Giving.

designed cars to Docklands so the crowds can appreciate them."

"We're looking at bringing all different sorts of cars, classic cars, bikes, all with good paint jobs and tastefully done wheels that are all within the legal limits of modification."

The event will also include a zumba-thon, koori dance demonstrations, laughing yoga, music, face-painting, stilt walkers and roving entertainers.

"We're trying to create an event for the whole family," Ms Clark said.

Mr Hoe agreed, saying: "We want to keep this festival going and create an annual fundraising event."

The Docklands Festival of Giving will be held at NewQuay Piazza on Sunday, November 30 from 10am to 6.30pm.

All funds raised through the event will be donated to the Royal Children's Hospital.

Businesses interested in hosting or sponsoring a marquee should contact Ms Clark on **0418 390 334**.

Council fails to curb short-stays

Continued from page 1

The orders required owners to comply with building regulations applicable to a Class 3 building (akin to a hotel or boarding house) or to cease trading.

Mr Salter unsuccessfully appealed these orders at the BAB in 2012, but successfully appealed this decision at the Supreme Court in 2013, which remitted the case to the BAB.

The council then unsuccessfully appealed the Supreme Court decision at the Court of Appeals, which also remitted the case to the BAB, where the matter was ultimately resolved last month.

Throughout the BAB and Supreme Court hearings, much of the discussion had focused on the issue of defining Class 2 and Class 3 buildings.

However, this issue was put to the side at last month's BAB hearing, with the focus being on what changes were necessary to ensure safety.

While the BAB case has come to a close, the Watergate short-stay issue is not completely over.

In August, the Watergate OC filed VCAT action against nine owners of short-stay apartments managed by Docklands Executive Apartments, over alleged breaches of OC rules.

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Opulence defines what can only be described as Dockland's best one bedroom apartment. Originally this apartment was a two bedroom that has been converted into one of the largest and best one bedroom apartments imaginable. During the day this wonderful apartment is bathed in natural sunlight and by night the magnificent CBD and marina backdrop are simply mesmerizing. Very generous open plan living (approx 110 sqm) with a large north facing balcony. Contact before 7th November 2014.



Docklands 1905 / 5 Caravel Lane
IMMACULATE TWO BEDROOM
APARTMENT

2 bed 2 bath 1 car

Private Sale \$630,000

Inspect By appointment

Including a large open plan living room opening out onto your balcony offering sweeping views of the city, state of the art kitchen complete with stainless steel appliances (dishwasher, gas cook top and electric oven), generous master bedroom with full ensuite with shower over bath, second bedroom has built in robes and serviced by the central bathroom. This property continues to deliver with split system heating and cooling, panel heaters to the bedrooms, one secure undercover car space, and access to the pool,



Docklands 1402/60 Siddeley Street
VIEWS AS FAR AS THE EYE CAN SEE

2 Bed 2 Bath 1 Car

Private Sale \$640,000 plus

Inspect By appointment

Perfectly located on the North bank of the Yarra is this impressive 14th floor apartment which is spacious, light filled and has an extremely functional floor plan. Consisting of 2 bedrooms, a modern and stylish kitchen with stainless steel appliances, glass splash back, granite bench tops and plenty of storage. The two bedrooms have built in robes, perfect for entertaining family and friends before heading into the City for a night of fun. You have the option to use the impressive facilities which include a fully equipped gymnasium.



Docklands 601 / 80 Lorimer Street
MASSIVE ENTERTAINERS TERRACE
3 bed 2 bath 2 car

Private Sale \$1,280,000

Inspect By appointment

Step inside this spectacular three bedroom apartment and be dazzled by the light pouring in from the floor to ceiling glass windows. The huge living space has wrap around views - watch the boats on the water, the clouds drift by, and the city glitter at night. A north facing terrace with marina views runs the length of the kitchen and living areas and is accessible from the master bedroom. Packed with quality features, including three bedrooms, two luxurious bathrooms, European laundry, ducted heating / cooling.



Docklands 1019 / 60 Siddeley Street
SPACIOUS LIGHT, BRIGHT AND SUNNY
2 bed 1 bath

Private Sale \$460,000

Inspect By appointment

This one bedroom with study or use as a bedroom with a single bed and robes. This unique apartment offers executive living with fingertip convenience to public transport, the casino and City shopping. Live in this modern apartment with lovely polished floor boards and balcony access to all rooms, large kitchen and large open plan living area. Situated on the 10th floor in this much sought after and highly desired Flinders Wharf complex, this apartment is complimented by full use of the impressive facilities; gymnasium, steam room, sauna room, spa and lap pool.



Docklands 512/673 Latrobe Street
THE BEST FLOOR PLAN AVAILABLE
2 Bed 2 Bath 1 Car

Private Sale \$530,000

Inspect By appointment

Welcome to the contemporary life of the Lacrosse. This ultra modern apartment sits on the fringe of Melbourne's CBD and Docklands, providing an endless choice of entertainment and sporting venues, world-class restaurants and shopping precincts. With floor to ceiling windows, this apartment boasts a large internal size of 87 sqm. The accommodation is comprised of 2 queen-sized bedrooms with BIR's. A glass sliding door opens from the master out to the dueted access balcony. The ultra-stylish open plan kitchen, living and dining is attractively positioned.



Docklands 204 / 80 Lorimer Street
STUNNING PODIUM APARTMENT
2 bed 2 bath 2 car

Private Sale \$770,000

Inspect By appointment

Offering state-of-the-art finishes podium apartment comprises high quality designer kitchen with stainless steel appliances, stone bench tops and ample cupboard space, open plan to a huge living-family room leading to large terrace ideal for entertaining guests, huge master bedroom with exquisite ensuite, second double bedroom and second bathroom. Features include 2 secure car park spaces located on the same level, European style laundry and resident access to the famous RekDek with heated indoor pool, spa, sauna, and fully equipped gymnasium.



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Docklands witnesses a huge event

Docklands was abuzz during the International Convention of Jehovah's Witnesses at Etihad Stadium last month

With 70,000 delegates travelling from 60 countries to attend the three-day convention, local businesses were some of the main beneficiaries of the major event.

The city circle tram was jam-packed, hotels and serviced apartment were booked out and local restaurants were buzzing.

Hotel rooms across the CBD and Docklands were booked out throughout the convention and Lyn Kelly from Docklands Private Collection of Apartments said they had "huge numbers" of guests.

"All the guests stayed with us for five days or more," Ms Kelly said. "They were lovely people and wonderful guests."

Many of Docklands restaurants and cafes also experienced an increase in trade.

Docklands Chamber of Commerce president Joh Maxwell said it appeared the visitors had a great time in Docklands.

"Many stayed in Docklands and our cafes, restaurants and shops had a great buzz," Mrs Maxwell said.

The three-day convention was held from October 17 to October 19 and featured sermons, theatrical productions and a mass baptism involving 695 people.

According to Etihad Stadium communications co-ordinator Alicia Sabato, the International Convention of Jehovah's Witnesses broke two attendance records for the stadium.



Greens candidate Ellen Sandell and Labor candidate Jennifer Kanis will attend the Docklands "Meet the Candidates" night this month.

Meet your state election candidates

Docklands residents are invited to attend a "Meet the Candidates" night this month, ahead of the upcoming state election.

Docklands News has organised the event in order for locals to hear from state election candidates about how their policies affect Docklands.

The Meet the Candidates will be held on November 5 giving residents plenty of time to consider each candidate's policies before placing their vote on November 24.

Greens candidate Ellen Sandell and Labor candidate Jennifer Kanis have both confirmed their attendance at the Meet the Candidates night. Liberal candidate Ed Huntingford did not respond to an invitation.

Docklands News publisher Shane Scanlan will chair the event and the format will see each candidate given 10 minutes to speak about how their policies affect Docklands.

This will be followed with questions from the floor, with local attendees given the opportunity to direct Docklands-related questions to each of the candidates.

The event will be held from 7.00pm – 8.30 pm at Watermark, which is located on the Victoria Harbour Promenade under the Ericsson building.

Watermark will be open for business on the night and Docklanders are invited to head down for a meal or drink before the formalities begin.

The Library at the Dock will serve as Docklands' election-day voting centre on November 24 and will be open from 8am to 6pm.

Book your seats at final lunch

The last Docklands Networking Lunch for the year is almost here and, right in the middle of the festive season, is sure to be fun.

The December networking lunch will be held at Hooks at Yarra's Edge on December 12 from 12 noon.

As always, the lunch is \$60 and must be paid in advance of the day.

The menu for the December networking lunch is:

Entrée: Mixed canapés.

Main: Fish of the day - fresh fish, lightly grilled with a side salad and chips; veal scallopini - tender veal sautéed in a mushroom sauce and served with seasonal vegetables; or vegetarian risotto - pan tossed seasonal vegetables mixed with a creamy risotto.

Dessert: Warm apple strudel, tiramisu.

Beverages: House red, white wine, beer and soft drinks.

To book contact Docklands News via lunch@docklandsnews.com.au or by calling 8689 7979.



Randall Bradshaw answers your legal questions.

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Seniors Festival success

Docklands' first foray into the annual Seniors Festival has been deemed a great success, according to Docklands Chamber of Commerce president Joh Maxwell.

The Seniors Festival is held throughout Victoria each October and this year Docklands was one of the features of the festival, due to the work of the Chamber of Commerce.

Docklands is one of a limited number of precincts taking part in the Age Friendly Precinct Partners Program with the Seniors Program, the Department of Health and the City of Melbourne.

"For a first event, it was very successful and we were glad to welcome many visitors, including many repeat visitors," Mrs Maxwell said.

Docklands offered a range of activities throughout Seniors' Week including free ferry tours of Victoria Harbour, tours of the Mission to Seafarers and jazz music at the Wonderland Spiegeltent.

According to Mrs Maxwell more than 1900 passengers took a free ferry trip over the eight days of the festival, with visitors coming from across Melbourne.

She said non-senior ferry passengers were asked to make a gold coin donation towards the Alma Doepel Restoration Fund, with many seniors donating also.

Fundraising from the Seniors Festival and at the Docklands Chamber of Commerce AGM raised \$1000, enough to purchase two planks for the ship.



New event for Docklands

Docklands will host a new major Christmas event this December, which is hoped to become a key part of Melbourne's festive calendar in years to come.

For the first time Destination Docklands will hold "Jubilation", a three-day festival that will raise funds for the Country Fire Authority (CFA).

According to Destination Docklands CEO Anita Donnelly, the partnership with the CFA will capture the true spirit of Christmas and will provide an opportunity to show appreciation to CFA volunteers as they head into their busiest time of year.

"At Destination Docklands we strive to create events and a profile of the precinct that emotionally connects Victorians to Docklands and brings the precinct alive," Ms Donnelly said.

"Given this challenge we looked for something fresh that would give Victorians something new and meaningful, something that will attract national recognition, which will in turn attract partners and help the ultimate cause."

The festival kicks off on Friday, December 12 and will continue across the weekend.

Event highlights include light installations, floating lanterns, Christmas market, food

trucks, a carousel, vintage and modern fire trucks, boats lit up in the harbour, the City of Melbourne Christmas tree, live entertainment and appearances from Santa.

"The event is about immersing yourself in the Christmas experience, while showing your support for the CFA. We encourage visitors and locals to come and write a message of support on the floating lanterns and enjoy time with colleagues, friends and family on Melbourne's waterfront," Ms Donnelly said.

Destination Docklands hopes the festival will grow to eventually become a 12-day, large-scale event in future years.

"It will bring together a number of key stakeholders and, in the future, with the continued support from the CFA, local and state governments and our Docklands businesses, the event will grow to 12 days," Ms Donnelly said.

She said there were big ideas for the future of the festival including lighting up the Bolte Bridge and a giant floating Christmas tree in Victoria Harbour.

Top job for Sarah

Docklander Sarah Seddon has been appointed chairperson of Destination Melbourne.

The Walker Corporation marketing director has been a director of Destination Melbourne since 2005 and has also held executive positions on the locally-based Destination Docklands.

Before joining Walker Corporation this year, Ms Seddon headed the marketing team at Atlantic Group [V] based at Central Pier.

"I look forward to working with the Destination Melbourne Board and CEO in steering the organisation forward as we develop our new 2015-2018 Strategic Plan," Ms Seddon said.

"We will continue to strengthen our role as Melbourne's Regional Tourism Organisation, increase connection and collaboration within our visitor industry and encourage our visitors to maximise their stay in Melbourne via our visitor products."

Ms Seddon's three-year appointment started on October 17. www.walker.com.au



Sarah Seddon has been appointed chairperson of Destination Melbourne.

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Legal implications for owners

A recent High Court decision could have implications for strata communities Australia-wide.

On October 8, the High Court of Australia found that Brookfield Multiplex did not owe a duty of care to the owners' corporation (OC) of a Chatswood apartment tower.

Brookfield built the tower in 1998 and in 2008 the building's OC brought proceedings in the Supreme Court of NSW, alleging defects existed in the common property of the serviced apartments.

The developer of the building had sold the apartments to various owners, and all apartments were then leased to hotel operator, Park Hotel Management Pty Ltd, which used them to operate a serviced apartment hotel, with the hotel management effectively controlling the OC.

According to Strata Title Lawyers' Tom Bacon, the High Court found that the nature and content of the contractual arrangements, the sophistication of the parties and the relationship of the developer to the OC "all militate against the existence of an asserted duty of care to either the owners' corporation or the developer."

Mr Bacon said the case could have

implications for residential buildings and OCs.

"The decision suggests that a builder would not owe a duty of care to an owners' corporation of a residential strata scheme if vulnerability could not be established," Mr Bacon said.

He said in the Brookfield case, the vulnerability of the OC could not be established.

"In coming to this decision the High Court made references to the general rule of common law that damages for economic loss which are not consequential upon damage to person's property are not recoverable in negligence even if the loss is foreseeable."

"The High Court focused on the vulnerability of the parties to ascertain if the owners' corporation could fall within the parameters of an exception to this rule."

"As the developer was the original owner of the apartments and was not vulnerable, the owners' corporation could also not be vulnerable."

Waterways group formed

A waterways advisory group will provide recommendations to the State Government on the best model for waterways governance.

Docklands News understands the Department of Environment and Primary Industries (DEPI) is working to establish the group.

The group would include representatives from industry and government groups, including the Melbourne Passenger Boat Association, Parks Victoria and the Yarra River Business Association.

It's understood the group will report back to DEPI within six months with recommendations on the future governance and management of the waterways.

Currently 17 authorities have jurisdiction over various parts of the Lower Yarra and Docklands waterways.

A DEPI spokesperson did not confirm that a waterways advisory group had been formed.

"DEPI is committed to the best possible management of public assets," the spokesperson said.

"We have been meeting local groups to discuss the future management of the Lower Yarra and the Docklands waterways. Those discussions are ongoing."



Descendants of some of the Enterprize's pioneering passengers took a journey on the replica tall-ship last month.

Descendants re-live enterprising voyage

Last month 45 descendants of William and Louisa Humphries embarked on a historic voyage aboard the replica tall-ship Enterprize in remembrance of their pioneering ancestors.

The passengers on the October 4 voyage were all descendants of William and Louisa Humphries. William was a neighbour of John Pascoe Fawkner and travelled across Bass Strait on the original Enterprize in July, 1837.

He quickly set about establishing a brick works at Batman's Swamp near the present Southern Cross Railway Station.

Louisa and their two young daughters Amy and Ann Victoria travelled later and arrived on September 14, 1837. Louisa later recalled that the Enterprize was tied up to a tree on the Yarra River Bank. Her husband William met her and walked her and the girls "through the bush to a wattle and daub hut, which stood in what is now Little Collins St, between Elizabeth and

Swanston streets".

The oldest of the modern-day Enterprize voyagers was Alec McKenzie, 86, a great-great-grandson, and the youngest was 10-year-old Tara Gardner who is a great-great-great-granddaughter of William and Louisa.

The voyage set out from Docklands for a four-hours sail on Port Phillip Bay. The day had been organised by Brendon Gardner, a great-great-great grandson, from Queanbeyan NSW, who became interested in family history following the death of his father Geoffrey Gardner in 2007.

Brendon has grown the family tree to include over 3600 individuals and has organised other family history events in Melbourne and in Greymouth, New Zealand.



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Steady progress for chamber

Docklands Chamber of Commerce elected its new executive committee at last month's annual general meeting (AGM).

The executive committee is largely unchanged following the election, with most of the former committee remaining.

Joh Maxwell (pictured) will continue in the role of president, Bill Reid has been elected vice-president and Paul Keisler has been elected secretary.

Josephine Tan will continue in the role of treasurer, while Melissa Head, Tony Bailo and Matt McInnes remain executive committee members.

Charter boat operator Jeff Gordon is a new face on the executive committee and one vacancy remains.

Mrs Maxwell encouraged interested chamber members to get in touch if they're interested in taking on the vacant executive role.

She said the committee was excited about the year ahead.

"We'll be working with Destination Docklands and the Department of Premier and Cabinet for Australia Day, we have Chinese New Year Coming up and we're planning on publishing a 12-month event



calendar," Mrs Maxwell said. "We'll also continue working on the age-friendly precinct program, with plans to offer training to local businesses and a target of registering 100 local businesses with the program." Under new chamber rules, members were elected to the executive committee at the October 15 AGM and the elected committee then determined the office bearing positions at its first committee meeting on October 22.



Melwin, Francisco, Ann, Dominic and Judy at the Ride2Work day community breakfast.

Bikes are just right

By Chloe Strahan

Thousands of Melburnians traded in their cars for a bike for Ride2Work Day on October 15.

The Bicycle Network held a community breakfast at Victoria Harbour for those commuters who ditched the cars and public transport, and got involved in the ride. A local resident Anna said she decided to join in despite not having to go to work that day. "We were riding past and thought we would stop for a bite. The coffee is really great too," she said. Ride2Work day is a national behaviour change program that aims to encourage Australians to commute by bike as a regular habit. The breakfast welcomed beginners

to give riding to work a go, and encouraged frequent bikers to bring their workmates along. Judy Augustus attended the breakfast in Victoria Harbour and was very happy to see so many people getting involved. "I am so thankful for the volunteers who do this from the heart. It is a great sense of community," she said, Judy thinks that a bicycle is the greatest gift, as it can get children and adults off the couch and inspire others to do the same.



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Top awards for Lucas

Docklands' very own Lucas Real Estate was recognised at The Real Estate Institute of Victoria's (RIEV) Awards for Excellence last month.

The award was presented in front of a crowd of over 1300 real estate agents from throughout Victoria at Crown Palladium.

Lucas Real Estate was awarded the realestateVIEW.com.au Agency of the Year Award for Private Sales and Dylan Emmett was honoured as the Residential Property Manager of the Year (Principal).

Lucas Real Estate's managing director Glen Lucas said: "it was a great honour to be recognised by our peers and the industry. Our team has worked immensely hard over the past year and these awards are reflective of this."

The REIV Awards for Excellence showcases the best of the property industry and celebrates leading real estate agency practices. The awards recognise and reward hardworking members who have gone the extra mile in pursuit of service, ethics and results.

REIV CEO Enzo Raimondo said the awards acknowledged the hard work members put in throughout the year.



Achtung baby

These four Bavarian fräuleins travelled around Docklands on a horse-drawn beer dray on October 17 to promote and celebrate the opening of The HOF Downtown Bavarian Bar and Café. The HOF Downtown is at 737 Bourke St, Docklands.

Places Vic back in black

Places Victoria is back in the black, recording a \$43.5 million profit over the last financial year.

The urban renewal authority last month released its 2013-14 annual report and financial statement, revealing a much stronger financial performance than in previous years.

In 2012-13 Places Victoria recorded an overall loss of \$191.9 million while in 2011-12 it reported a loss of \$18.9 million.

Planning Minister Matthew Guy said the authority had proved its ability to be a sustainable and enduring business by delivering a significant profit in 2013-14.

The annual report also revealed Docklands continues to deliver profits, with more than \$1 billion worth of construction currently under way.

"More than \$9 billion has been invested in Docklands to date, with the private sector investing about \$50 million for every \$1 million in public investment," Mr Guy said.

Buildings currently under construction in Docklands include Stage 4D of Walker Corporation's Collins Square development, Array at Yarra's Edge and Concavo in Victoria Harbour.

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New spaces for program

Docklands Spaces is expanding its Victoria Harbour presence with a number of initiatives set to move into the Lifestyle Working building on Collins St.

The projects are expected to move into the building in November and join fellow Victoria Harbour project Kelly Cube, which is located at the base of the ANZ building.

The Docklands Spaces project initially began in April last year, with the initial focus on the Waterfront City Piazza. It then expanded to Harbour Town and this year has jumped across to the other side of the harbour.

Docklands Spaces allows creative enterprises and independent initiatives to access unused spaces on short-term rolling licences on a rent-free basis.

On the other side of the harbour, many of the creative initiatives that were early participants in the project continue to hold events, create and activate the precinct.

The Food Court, an exhibition and arts project space based in the piazza, is this month holding a skills exchange workshop.

Attendees will be paired with another person and each will teach the other a new skill –

there's no limit to what kind of skills can be shared (as long as it's not illegal or dangerous).

The November 1 event kicks off at 10am and will run until midday. Attendees are asked to register beforehand by visiting <http://goo.gl/ZgK0Ms>

Harbour Town and piazza-based initiatives are also holding a guided tour of many of the Docklands Spaces in their precinct this month.

The guided walk will visit the galleries and creative spaces, allowing attendees to hear from the people who run the spaces.

The walk will be held on Saturday, November 8 from 12pm, leaving from The Front at 424 Docklands Drive.

The tour will visit nine spaces in the Waterfront City and Harbour Town precinct.

To register for the walking tour email thefrontdocklands@gmail.com



A range of different stalls were on display at Gowrie Victoria Docklands' fete last month.

Fete fun at Gowrie

Gowrie Victoria Docklands celebrated its fourth annual fete on October 6 and by all reports it was “a huge success”.

Children who attend the centre spent September busily preparing for the fete and were included in all stages of planning.

They created posters to advertise the day, helped with baking treats and made craft items to sell.

According to Gowrie educator Kristin Falzon, the day was a huge success with record numbers attending the fete at Gowrie's

rooftop garden.

“Each year the event seems to get bigger and bigger and we are always lucky to have a day full of sunshine,” Ms Falzon said.

“There was lots of entertainment and fun activities on the day included face painting, an animal petting zoo, cake decorating, succulent planting, craft stalls and a sausage sizzle.”

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Support for tower

City of Melbourne has given its conditional support to a 92-metre high residential building proposed for construction at the corner of Harbour Esplanade and LaTrobe St.

The Future Melbourne Committee last month agreed to send a letter to the state planning department confirming its support for the building, on the condition that further setbacks were added to the building.

The Salta development would be 92.2 metres tall at its highest point and comprise 383 residential apartments, 2213sqm of office space and 670sqm of retail space.

An officer report presented at the October 7 Future Melbourne Committee Meeting stated that the 92 metre tall building with no setbacks for length of 27 metres and a 1.45 metre setback for 29 metres was "excessive".

The report stated the lack of setback would "reduce the amenity of LaTrobe St through inadequate setbacks and visual bulk, particularly at a pedestrian scale".

Support was given on the condition that "the 77 metre section building be setback a minimum of five metres from LaTrobe St".



An artist's impression of the proposed tower



Participants at this year's Docklands Relay for Life.

Get involved with Docklands relay

The Docklands Relay for Life is back again next year and the organising committee is seeking support from Docklands' residents and workers.

First held in 2013, the annual event has raised more than \$202,000 for the Cancer Council.

The 2014 event in February saw 460 people across 35 teams take to Etihad Stadium for the relay.

The 2015 event will be held on Tuesday, March 10 and a target of \$115,000 has been set.

The Docklands event involves an eight-hour relay and includes a candlelight ceremony, where participants and their families can reflect and pay tribute to loved ones affected by cancer.

Local Relay for Life spokesperson Cris Lumley said it could be difficult to know how to help someone who is facing cancer,

however there were many ways of providing meaningful support.

"When residents and local businesses play a role in next year's Docklands Relay for Life, they will be helping fund practical support to those facing cancer in the community," she said.

"Money raised through Relay for Life helps the Cancer Council Victoria to fund research, implement prevention programs and provide support services for those affected by cancer."

To join the Docklands Relay for Life event you can form or join a team, volunteer or contribute to fundraising activities.

Visit http://ccau.convio.net/site/TR?pg=entry&fr_id=1902 to register.

Finding a new home

Storytellers will chart Melbourne's immigration history in a unique event at the Library at the Dock this month.

Andrew McKenna and Peter Fernon will share tales of Irish migration in the 1850s and then, a century later, Italian migration in the 1950s in their story *New World Dreaming* on November 20.

Andrew's great, great grandparents left the potato fields of Donegal for Melbourne in the 1850s, arriving in summer and welcomed by bushfires and wild dogs.

In contrast, Peter's in-laws left Calabria in the 1950s following the war.

Both Andrew and Peter will use music and spoken word to bring to life the stories of a few of the millions who left old worlds to make lives for themselves in a new one.

This month's event is the fifth in a series of free storyteller sessions at the Library at the Dock.

New World Dreaming is on at the Library at the Dock on Thursday, November 20 from 6pm.

Multicultural NewQuay

A NewQuay restaurant is holding a multicultural festival this month in hope of showcasing everything the area has to offer.

According to Almina owner, Stephanie El-sheikh the multicultural festival will be held on Sunday, November 23 from 12 noon to 9pm at the NewQuay Piazza.

The festival will feature live singers, a jumping castle, face painting, fireworks and food stands.



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Social Club is up and running

Some 30 Docklanders turned out for the first Docklands Social Club outing on October 8 at Watermark in Victoria Harbour.

The Social Club has been established to bring Docklanders together in a social

setting at a different venue every second Wednesday of the month.

The next event is at 7pm on Wednesday, November 12 at Chiara, a brand-new venue within Collins Square at 705A Collins St.

Event organiser, *Docklands News* publisher Shane Scanlan, said he had learned some lessons from the first event.

"I think it was okay, but it worked best for

the people who already knew each other," Mr Scanlan said.

"I was hoping that the social club could be a totally unstructured outing but I think next time I will have half an hour of mingling at the start before people either sit down for a meal together, or chose to continue on at the bar."

"I'm also having a logo developed and a banner made so people actually know they are in the right place. I'll also bring along

some stick-on name tags to help the mingling."

The Docklands Social Club chooses a location for the monthly event and participants pay their way directly with the venue.

"You don't have to eat and you don't even have to drink," Mr Scanlan said. "The important part is to turn up and meet some new people from Docklands."



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DOCKLANDS FASHION

The key looks for S/S 14/15

By Laura Timberlake

Spring/summer is one of the greatest seasons to shop for. The increasingly-nice weather puts everyone in a good mood, and the holiday season looms just around the corner.

So, what are some of the key silhouettes to keep an eye out for this year?

A new, easy casual look this year is culottes. The shape is loose and flowing and the length sits between mid-thigh and mid-calf. You can find them at Topshop in a variety of prints.

Skorts are also an easy style that have made a big come back. If you don't have a pair of these, seriously consider it! They are elegant like a skirt, but the short underside prevents an ill wind from flashing your undies to the world. Forever New has some lovely styles to choose from.

Oversize tees and singlets are another wardrobe staple this summer. To create interest, many designers have added unusual prints or detailing to their garments. Sass and Bide have a beautiful range, or try Cotton On for a more affordable variety.

Sports de Luxe styles are also still going strong, which is great news when it comes to comfy pants. Look for loose and fluid pant styles, in a wide leg or harem pant. Zara has plenty of styles to choose from.

The most exciting silhouettes are in the dress styles, though. Playsuits are still making an appearance, and are fabulously easy to dress



Skorts from Zara.

up or down. (Check out the styles available at Dotti.)

Another fantastic trend is the tiered front/frilled top maxi dress. This style is a must-have for those 40 degree days where you just want to slip on something loose (preferably in a light cotton). The top picks are at Cotton On.

Chunky shoes are a final must-have for the season. Sandals with a wedge or platform

are the comfiest day to night option, and the espadrille is a key flat shoe for the season. Windsor Smith offers a great twist on the classic espadrille – they have added a platform!

The best part about a lot of the key trends this season is that they are so comfortable. Stylish plus comfortable can only equal one thing – a great summer ahead!



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Fashion on the streets of Docklands

Ciaran McGettigan

AGE: 26

DESCRIBE WHAT YOU ARE

WEARING: Blue jeans with a flowery shirt and brown boots.

WHAT BRINGS YOU TO

DOCKLANDS: Work.

LOCATION: Spencer St.

FAVOURITE ITEM OF CLOTHING:

I quite like this shirt! I bought it a couple of weeks ago from Zara.

WHAT MAKES A GOOD OUTFIT:

Colour! Colour is fun. I usually pick colourful patterns.

Grace Han

AGE: 35

DESCRIBE WHAT YOU ARE

WEARING: My top and pants are from Armani, and my shoes too!

WHAT BRINGS YOU TO

DOCKLANDS: Work.

LOCATION: Southern Cross Station.

FAVOURITE ITEM OF CLOTHING:

I love my Frank Miller watch!

WHAT MAKES A GOOD OUTFIT:

I like something that is between really formal and smart casual. I like that kind of style where it's professional but a little less stiff.

Bogdan Chirila

AGE: 24

DESCRIBE WHAT YOU ARE

WEARING: It's just random stuff! These jeans are from Cotton On and I ripped them off like this myself after they got ripped at work.

WHAT BRINGS YOU TO

DOCKLANDS: A photo shoot!

LOCATION: LaTrobe St bridge.

FAVOURITE ITEM OF CLOTHING:

I've got many clothes that I love! But if I had to choose, it would be the shoes I am wearing now because I love Air Max and they are pretty comfy. I can put them with pretty much anything because the colours are really neutral.

WHAT MAKES A GOOD OUTFIT:

Something that depends on the person. But I think details are important. Even a belt, watch or bracelet can complete the outfit!

Lisa Clark

AGE: 35

DESCRIBE WHAT YOU ARE

WEARING: This outfit is very summery, has a bit of colour to it and goes with the weather.

WHAT BRINGS YOU TO

DOCKLANDS: A work function at the Melbourne Star Observation Wheel.

LOCATION: Harbour Esplanade.

FAVOURITE ITEM OF CLOTHING:

My jeans! They're real comfortable and they're stylish. You can dress them up or down and you can chuck on heels or flats with them.

WHAT MAKES A GOOD OUTFIT:

Shoes! For me it's all about shoes.



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Building a harmonious Docklands

Docklands local Yvonne Zhou-Grundy is interested in building a “harmonious” neighbourhood.



Profile by
Bethany Williams

According to Yvonne, people often think of themselves as busy people, living busy lives, and don’t take the time to engage with the people around them.

“I’m always passionate about neighbourhood and I always say hello to everyone in the lift,” she said. “So I think we still need to try. Try to say hello and stretch ourselves.”

Yvonne is one of the newest representatives appointed to the Docklands Community Forum and hopes to be able use her role to ensure that the continued development of Docklands best serves the local community.

“I think the forum provides a platform, somewhere people can go to share and to listen and to voice what we like about Docklands and potentially to connect with people,” she said.

“I’m glad the City of Melbourne and Places Victoria and all of the stakeholders have thought of that.”

Having lived in Docklands for the past six years, Yvonne has noticed the pattern of workers leaving Docklands as soon as the work-day is done.

“During the daytime there are plenty of people coming for work and after five they tend to leave Docklands. How do we maintain a competitive and vibrant environment that’s viable for business?”

At the same time, she believes preserving space for the community is also of utmost importance.

“As a community you need community spaces for living, like other suburbs,” she said.

She said the new western park development was a step in the right direction in providing community spaces.

“As a development I think we can do better, for the commercial to take off and also as a



community to look after the needs of people living here in the long-term,” Yvonne said.

“I do think as a whole we need to build a cohesive Docklands. We are an extension of the city and I think we should market ourselves as such.”

Born in Shanghai, Yvonne moved to Australia 26 years ago and has been running her own business since 1989.

She and her husband moved to Docklands six years ago when they decided to slow down with work and were looking for somewhere low maintenance.

“For people wanting to slow down it’s a great place to live. There’s very minimal housework to do, great public transport and it’s close to everything,” Yvonne said.

“It’s a very laid-back, very relaxed lifestyle.”

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What *With* Women *Abby* Want *Crawford*

It's charity season again, designed presumably to appeal to us before we all spend too much on Christmas!

I've attended quite a few fundraisers in the last few weeks. I've mentioned I have my own business a few times in my columns to you, but I'm not sure I've ever really discussed it further – I have an events hire and styling business.

I actually started the company a week after my house burnt down whilst living in a hotel room, I borrowed a computer, registered Love and Protect (products you'll love, that are safe and risk free!) and sourced the very best flameless candles in the world. I wasn't going to risk another fire that was for sure!

Well in the last three years, it has moved from its initial trade sales of gorgeous wax pillar flameless candles for resorts, restaurants and venues and now includes a rental division for corporate events, Christmas parties, weddings and private parties who book literally hundreds of candles to create a magical evening. I love

seeing how it has kind of taken a form of its own and, as a side-line business to my consulting work, I am amazed at how well it's done!

Anyway, the point of this is that I am very grateful for working with such amazing events as Kardashians Collection launch, Samantha Wills launches, Smooth FM events, Kate Ceberano album launch and the Spandau Ballet concert next week to name but a few.

So I do always try to support charity, and give back a little - and over the last three years (since the business started) I have donated my styling services and provided our gorgeous candles to help Variety Children's Charity, Red Kite, McGrath Foundation, The Hospital Foundation and many more to help create a really special event for their fundraising.

With each event attracting over 500 guests, it

really is a large-scale set up, with a massive purpose to raise literally hundreds of thousands of dollars. The gowns of the ladies that waltz in on the arms of equally dashing men, you'd think you were nestled in the most elite crowd of incredible wealth.

You know what? As I speak to more and more people, it is mind-blowing how many of them are not high-net worth individuals, but people who care and believe in a cause and choose to make it a celebratory night out – one they dress up for, drink champagne and dance – and give the most incredible donations to help these charities function.

It is incredibly moving to watch people simply pledge donations, hands going up table by table to pledge money raising over \$65,000 in five minutes. That's before the auctions, before people are actually bidding on something that they will take home. It is selfless donating at its very best.

It is definitely a lot of work, but being someone who is not incredibly wealthy, it is a way that I can make a contribution. I would like to think that we all could do something for charity, for a cause that we believe in, whichever one it may be. I would very much like to ask you to be conscious of that, in the coming months in the lead up to Christmas – it feels wonderful to give and it's something we should all feel proud to do.

I know I have contributed to creating events where people have donated literally millions of dollars over the years. If you, like so many of us, can't financially make a donation, perhaps there is a way you can contribute – your time, your expertise, your products – and make a difference to the people who live amongst us who are in need.

God bless, and with love

Abby xxx

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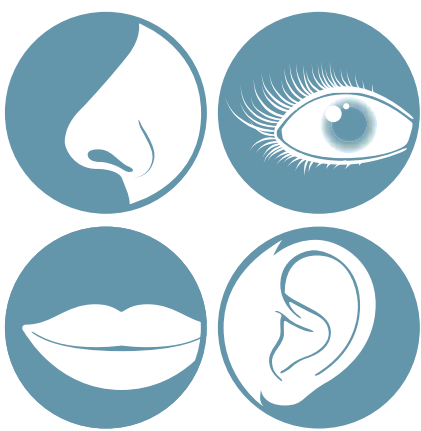
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DOCKLANDS SECRETS

Is Yarra’s Edge the most southern end of Docklands?

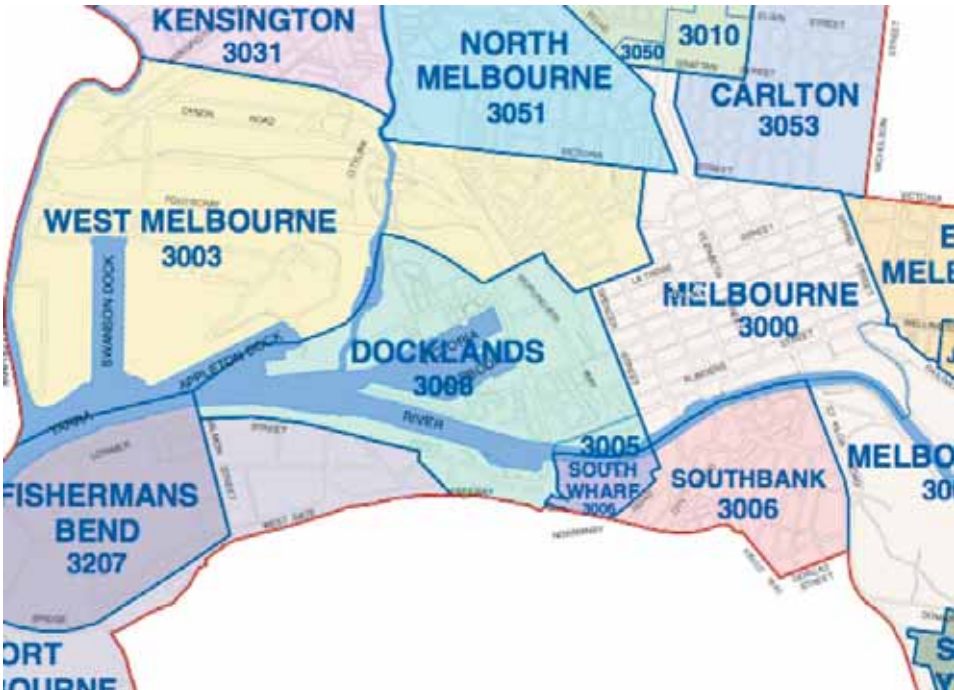
If you answered yes, then you stand to be corrected.

According to both City of Melbourne and State Government maps, if you cross from Yarra’s Edge to the other side of Lorimer St you’re still in Docklands.

It’s commonly been considered that the northern side of Lorimer St is the southern boundary of Docklands.

However, both City of Melbourne and state planning department’s suburb boundary maps show that a small section of land on the southern side of Lorimer St, between Fishermans Bend and South Wharf, is in actual fact, part of Docklands.

Instead of Lorimer St, the maps indicate that the Westgate Freeway serves as the most Southern boundary of Docklands.



DOCKLANDS FACES OF

How are you planning to spend your summer?



MARIA VELA 56

“My husband and I are now empty nesters. Over the summer we will drive out to our favourite beach, Venus Bay. It’s Victoria’s best-kept secret! We love going out for a coffee in the city and spending time going to blues gigs. My partner plays the bass guitar and we both love listening to blues music.”



MICHAEL 38, SAM 41 AND WILLIAM 5

“We’re in Melbourne visiting from Cairns. Over the summer we will be working. We have our own business so we usually work through summer and tend to have holidays during the year.”



JAKE GREGURKE 21

“This summer I’m going to Samoa for a week. My girlfriend is half Samoan so she has family in Samoa. I’m excited to see the clear waters, nice beaches and resorts!”



HEMENDRA SINGH 32

“Cricket! I love going to watch the cricket. I have only been in Australia eight months so am looking forward to visiting some places in Australia like Tasmania.”



ANITA CORONA 63

“I’ll be going to Hamilton Island because we have a boat up there. I’m looking forward to enjoying the sun!”



AIME DUAN 26

“I’m going back to China, but in China it will be winter! So it is really sad. I’m going to China to spend time with family. I really like Japan so I might go there too. Last summer I went to the Whitsunday Islands, it’s really cool there!”

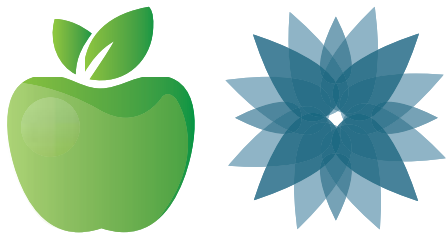


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HEALTH & WELLBEING



By Andrew Ward,
YMCA Docklands manager

Workout tips

One popular theme with today's fitness workouts is time. It's fairly common knowledge that we should be working out with higher intensity and less time, as opposed to long drawn out workouts lasting for 1.5 hours.

The high intensity workouts are well and good if you know what you are doing. Unfortunately though, enthusiasm, group environments, high intensity pursuits and a lack of experience can lead to injuries, which are disappointing for everyone. Physiotherapists unwillingly love all of this new high intensity training for all the wrong reasons ...

Here are some tips to ensure you always enjoy your workouts:

- Always warm up before exercising and cool down and stretch afterwards;
- Stay hydrated before, during and after exercise;
- Technique comes before intensity and heavy weights;
- Learn to perform and execute moves properly before progressing;
- Get yourself a trainer to train and teach you;
- Be aware of, maintain and improve posture before, during and after exercise; and
- Maintain a healthy spine – Perform balanced stretching, strengthening and mobility exercises daily.

Alcohol and weight control

Now is a great time to review this topic as we approach the celebratory months of summer.

Spring racing carnival is in full swing and the Christmas and New Year parties are just around the corner. Seasonally, it's also prime time for working out and exercising, as many wish to tone up and lose a few kilograms before hitting the pool or the beach.

I am not going to suggest you become a party pooper and abstain from drinking over the festive period, but it would help if you knew a few facts in advance to ensure you are making good decisions so you achieve the results you want.

Alcohol and alcoholic drinks are loaded with calories you don't need.

Alcohol can't be stored so the body will metabolise your alcohol, and store whatever food you consume when drinking.

You rely on your liver to metabolise fat – if you are drinking excessively, you can't expect your liver to be functioning optimally.

Alcohol impacts your decision-making, and will affect your food choices and selections when drinking.

The best idea is to drink in moderation, stay hydrated and make good conscious food choices.

Sugars – a quick recap

Sugar is no one's friend these days, and for good reasons! But not all sugars are bad. In fact, some are our preferred source of energy.

It's important you increase your awareness of sugars to avoid confusion and poor food choices.

Types of sugars:

- Glucose – found in vegies, fruit and grains;
- Sucrose – table sugar;
- Fructose – found in fruit and honey; and
- Lactose – sugar in milk and dairy products.

What type of sugar should I avoid?

You should start by avoiding any sugar that is processed or added. Sucrose is a highly-processed sugar that you will find in jams, confectionary, pastry, soft drink, cereal and ice cream. You should minimise your consumption of these products.

Increase your awareness about fructose – refined and un-refined. The un-refined fructose is good for you. It contains fibre and is found in sweet fruits and vegetables. Refined fructose is found in canned and bottled products, is low in fibre and excess consumption can lead to excess fat on the liver.



Home away from home

For Roley and Mojo, Docklands is their home away from home.

The five-year-old pug and eight-year-old beaglier are regular visitors to Yarra's Edge, holidaying in the area while their owners travel.

Docklands News came across the cute pair while they were out walking with temporary minder Peter Hammond.

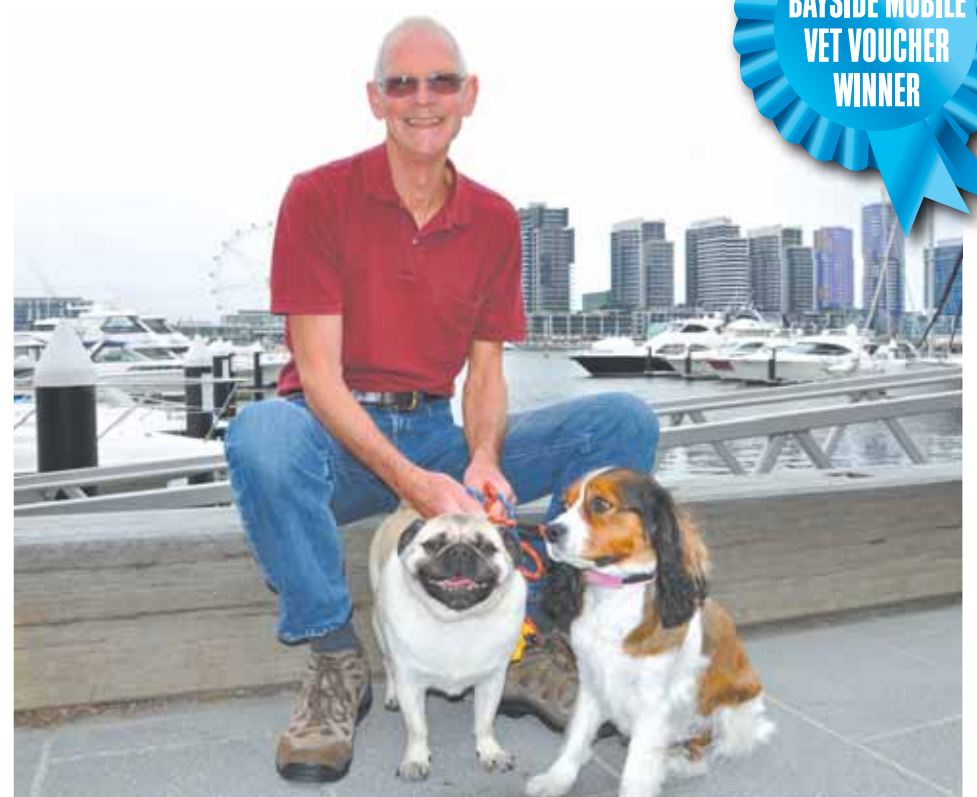
Peter and his wife live at Yarra's Edge and said they "pet-sit" the dogs around three or four times a year.

And according to Peter, Roley and Mojo love staying in Docklands.

"They've got plenty of friends here, we have a nice dog living next door to us."

Peter said their favourite place to visit was Point Park as there were always plenty of other dogs to meet.

While Peter doesn't have any pets of his own he said it was great fun minding Roley and Mojo.



Roley & Mojo receive a \$25 voucher from Bayside Mobile Vet



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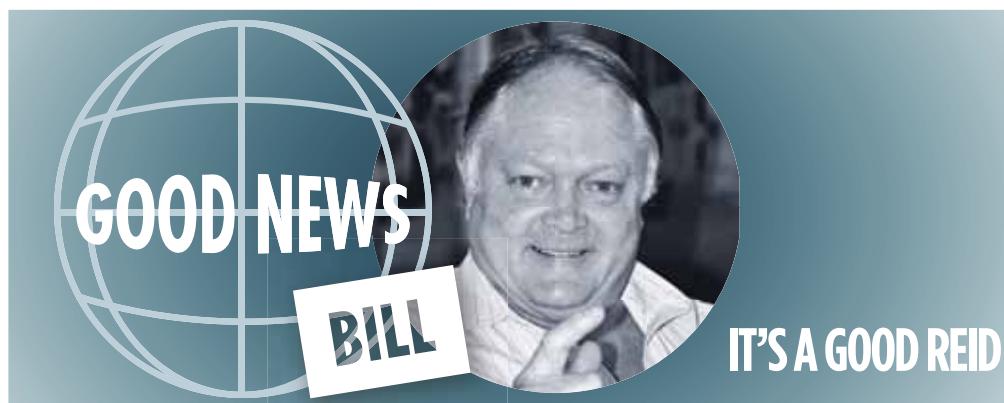


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REPORTING FROM THE DOCKLANDS CHAMBER OF COMMERCE

The Docklands Chamber of Commerce has a new executive committee and is committed to continuing the great work of 2014 to bring great outcomes for businesses in Docklands.

The Docklands Chamber of Commerce AGM was held on Wednesday, October 15 in the Library at the Dock. Re-elected were Joh Maxwell as president, Josephine Tan as treasurer. General committee members re-elected include Melissa Head, Tony Bailo and Matt McInnes. Paul Keisler was voted in as secretary and Bill Reid as vice president. We welcome aboard Jeff Gordon as a new general member and we farewell outgoing members, Stephen Clement and Ebba Lindblom. We would like to thank both outgoing members for their valuable contribution to the work of the Docklands Chamber of Commerce. Congratulations to the new executive of the Docklands Chamber of Commerce.

The next Docklands Chamber event is upon us! VECCI, in partnership with Docklands Chamber of Commerce, is proud to present Fast Forward Docklands, a speed networking that's not a waste of time. This is on Thursday October 30th 5.30pm - 8pm at Sumac ,

Central Pier, 161 Harbour Esplanade. In proud partnership with VECCI, and as a value add to your DCC membership, the chamber is proud to promote a special 55 per cent discount to members only.

As we go to print, Harbour Town will be under new management. New parking fee structures have been announced as Harbour Town management appoints Care Park to manage its car parks. Under this new arrangement shoppers and businesses will be able to enjoy an improved daily fee structure capped at \$10 to encourage patrons to stay longer in the precinct.

If you read this column last month, you will have read about a transport museum slated for Harbour Esplanade. This idea is by no means set in stone, and is only conceptual at the moment. A Docklands transport museum would not be just about cars, trucks, buses or trains. Without doubt there is strong community interest in vintage and classic vehicles. There is the Fox Classic Car

collection in Docklands which is open to the public three days a week from 10am-2pm. There is also a strong community interest in preserving our rich maritime heritage, on which Melbourne's waterways was established.

It is important to recognise that transport evolved around shipping, which is responsible for 90 per cent of world trade. The arrival of ships laden with cargo to our shores drove the need for transport.

The building blocks are here already, commencing at the Melbourne Convention Centre with its dry docks, Polly Woodside, Boat Builders Yard, South Wharf, North Wharf sheds, Seafarers Bridge, Seafarers Rest, Mission to Seafarers heritage-listed building, Kangan Automotive Centre of Excellence, Fox Classic Car collection, Victoria Harbour, Central Pier, the Enterprize, restoration project of Alma Doepel, the steam ship Wattle, numerous classic vessels including the Ena and the

Grower. Consideration is being given to securing a permanent home, creating a tall ship exhibition in Docklands.

Docklands is already home to the tall ship Enterprize, a replica of the ship that brought the first settlers to Melbourne 179 years ago. The Alma Doepel is presently under restoration and is set to become an attraction for visitors to watch her steady progress as she regains her former glory. Other restoration projects such as the steam ship Wattle offer the community rare opportunities to watch and learn how these great vessels were constructed and led to the development of Melbourne.

So the message is simple, support the Docklands Chamber of Commerce as we support initiatives that will benefit Docklands. If you are business in Docklands, then make sure you become a member today. Contact admin@docklandsc.com.au

Issue 3 – September/October 2003

New Spencer Street Station taking shape



10 YEARS ON

Looking back at Docklands' first decade

Work on the \$350 million redevelopment of Spencer Street Station is well underway.

Over recent months works have included platform and track alterations, platform canopy demolition and piling work for the new southern concourse.

The first concrete pour took place on the southern concourse, between Collins St and the regional platforms. The next phase of development for the concourse involves the construction of the mezzanine and first floors of the new station.

In forthcoming months, Docklands residents will have a prime position to view the installation of the new "wave" roof.

While the station will continue to operate throughout the redevelopment it is inevitable that there will be some inconvenience to station staff and passengers.

Spencer Street Station Authority and Leighton Contractors will do their utmost to ensure these inconveniences are kept to a minimum.

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Richard's a true believer

For a local councillor, Richard Foster speaks a lot like a politician.

Of course all councillors are politicians, but Cr Foster sounds like a “real” politician – the type you see on TV or hear on the radio being charming, but not really answering the questions.

This is not such a surprise when you understand how enamoured he is with the ALP. The former president of the Carlton branch says his values and the party’s are aligned.

Therefore, he says, he can take decisions within the council based on his own personal beliefs as well as the party’s values.

“I’ve very much felt at home there (the ALP) and I very much share the beliefs that it espouses. I don’t agree with all its policies but I know that its core beliefs are sound,” he said. “There’s very little difference between my own and the party’s values.”

Cr Foster is also very much at home as chair of the council’s “People City” portfolio, which roughly equates with what others might call human services.

After a career that started as a fraud investigator for a phone company, diverged into consumer advocacy before arriving in the welfare sector, Cr Foster is passionate about his brief.

He lists addressing disadvantage, community health and childcare as his three main priorities and is confident about making a real difference in the area of homelessness during his four-year term.

“We’ve engaged in a lot of band-aid solutions because we haven’t really done the work to know any better,” he said. “Our city is not the most liveable for everyone. I think we need to spread the benefits a little better.”

In his current day-job, Cr Foster finds work placements for Monash University finance and business students within not-for-profit organisations such as community legal centres and welfare agencies.

He says former prime minister Paul Keating sparked his political interest when he was a teenager, but he didn’t get seriously involved in the Labor Party until his late 20s.

“Being involved with a major party, your passion doesn’t wane. It only tends to go the other way,” he said.

So, can he be described as a “bleeding heart”?

“If you’re asking whether I am socially aware and sympathetic to people less fortunate than me? Then, yes, absolutely,” he said.

“But I’m very pragmatic about it. I’m not some loony-lefty racing out with, probably well-founded, but unachievable ideas.”

“I’m very much of the school that believes that if you are seriously trying to achieve



social change, then you need to bring people with you.”

Cr Foster is coy about his future political ambitions.

“I’m very, very happy in local government. Very, very happy at the council,” he said.

“Yes, but you may still harbour ambition for the future?” CBD News suggested.

“Like I said, I’m very happy at the council,” he responded.

Cr Foster had an accelerated path towards self-reliance as a child.

“I was born to a single mother. My mother flittered around through a lot of lowly-paid jobs when I was growing up. Her task was to make ends meet and she generally did that,” he said.

At 14, he put himself into foster-care for the rest of his school years after his mum married a man he “didn’t see eye-to-eye with”.

“I think its fair to say that anyone who finds themselves in that position when they are in their teens is not going to have it too easy. But I don’t think it’s the worst story you will ever hear, but probably not the best either,” he said.

“There’s not one part of me that regrets that decision. In fact, I verily believe that if I had not taken that decision when I did, my

life would be very different now and I don’t think it would be for the better.”

After finishing school in the Dandenongs, he supported himself initially working night-shift in a service station before progressing to being a voice-over artist.

Returning to Melbourne, he lived in Prahran and Brunswick before settling in Kensington.

Cr Foster acknowledges that the opportunity for achievement within the council may be limited.

However, he says, the platform it offers outside of the council and capacity for advocacy should not be overlooked.

“Last year I called for 24-hour public transport and now it’s part of the opposition’s policy,” he said. “It’s those type of things you can achieve in local government even though you might not have the direct lever to pull yourself. You can make the right noises to the right people.”

“You have to accept that you are not going to change the world in four years. You have to focus on what you think is important and concentrate on achieving those.”



Next month's Councillor
Profile we look at
Cr Caty Oke



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Businesses in Docklands

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DOCKLANDS' OWN COMMUNITY BANK

According to Josephine Tan, the Bank of Queensland (BOQ) is Docklands' community bank.

Having operated at Harbour Town for the past four years Ms Tan says her recent decision to amalgamate her Exhibition St branch with the Docklands' branch shows her commitment to the area.

"It's a clear choice that I want to be in Docklands," Ms Tan said.

"Docklands is such a fantastic place because it really is an extension of the city, but at the same time you have the large residential community. We're very fortunate to have such a fantastic location."

With 34 years experience in the banking industry, including 10 years running her own franchise with Bank of Queensland, Ms Tan says her business provided a more personalised service for customers.

"I consider myself a small business owner and, because I own the business, it's different from other banks because I am going be here for the long-haul," she said.

Ms Tan said her clients could be assured if they visited the branch they would be recognised by name and if they called they



Branch manager Belinda Wynn, owner Josephine Tan and commercial and retail banking manager Siew Wong Chan.

won't be speaking to a call-centre.

"It's very back to basics – we really enjoy dealing with the people here."

Since consolidating her business at the Docklands site, Ms Tan said she had also started opening the branch on Saturdays

between 10am and 1pm, to better serve the residential community.

According to Ms Tan, the success of her business can largely be attributed to her team of six, three of whom have worked for her since she opened her first BOQ franchise.

"I'm a banker but I'm also a business owner. I'm not alone in making sure this business is successful. My success is due to the fact I have a very, very good team of people who look after my clients."

Ms Tan said she was a big supporter of Docklands and has been a member of the Docklands Chamber of Commerce since opening her branch in Docklands four years ago. For the past two years she has served as the chamber's treasurer.

"My vision of having a branch here is to try to bring people into the precinct to try to activate this precinct, because it's a beautiful, hidden secret in Melbourne I think people are not totally aware of," Ms Tan said.

According to Ms Tan, Docklands is still very much a work in progress but it's only a matter of time before its true potential is realised.

"That's why I am here, I want to be part of that process and part of that change that is happening," she said.

"I'm here to stay, I'm here to move and shake and be part of it. I see great things for this city. In five years time or 10 years' time when you talk to me this place will be bustling. It's already starting to."

You can find Bank of Queensland at 430 Docklands Drive or call **9252 2888**.

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If you're searching for the experts in Melbourne residential apartments, then look no further than MICM Property.

Having operated in Melbourne since 1993, MICM Property has specialised in inner-city apartment sales, rentals, property management and owners' corporation management for more than 20 years.

And with a Docklands-based office opening last September, MICM Property is now perfectly located to meet Docklands' property needs.

According to Docklands sales agent Bradley Maitland, MICM Property provides a range of services and has a team of people who are experts in their fields.

"MICM as a company is one of the largest independent real estate agencies," Mr Maitland said.

"We have eight offices covering the entire breadth of the city from Southbank, West Melbourne to Docklands and St Kilda Rd."

MICM offers a range of services including sales and leasing, property management and owner's corporation management.



Your local MICM team includes Bradley Maitland, Cary Thornton, Nollan Novoselac, Jay J, Qiao Cai and Brett Townsend-Booth

Mr Maitland said 12 staff were based at the Docklands office and were supported by the extended MICM team.

"That's one of our strengths; we've got over 200 people working for us," Mr Maitland said.

Mr Maitland said the company had a wealth of experience and expertise to ensure it can provide the best service to local clients.

"We have the advantage of our Docklands office being supported by a major organisation with 20 years' experience behind us," he said.

Similarly, the extended network of MICM offices across the city meant it could capture a wider audience, Mr Maitland said.

"The fact we do have eight offices over the

city means we can bring in buyers and tenants from all over the city," he said.

"We capture the whole audience, not just a particular geographic area, and that's really our strength compared to our competitors."

MICM Property Docklands is located at 102 Harbour Esplanade. You can contact the office on **9697 8888**.



Holidays, sausage rolls, timber decking and stuff

Away from my desk took on a whole new meaning this month when I found myself in Port Douglas, Far North Queensland for a week and a bit with my boys ...

We had a fabulous time, frolicking in the surf, riding bikes on the beach, building teepees out of coconut palm leaves, attending cane toad races and just getting to know each other again.

It was a truly beautiful way to be away from my desk.

Which brings me to stuff. Every parent's nightmare ... maybe everyone's nightmare.

It's stuff. Stuff that clogs up everything. When packing for holidays, stuff consists of clothing which wouldn't really be worn, which you don't really like that much, but you take "just in case". It is spare bottles of moisturiser, packed "just in case" we were somehow left stranded on some deserted island, *Lost*-style, with dry hands. It was too many pairs of undies, t-shirts and - well -

just a lot of stuff. Impossible to pin-point, elusive and nigh on impossible to define. It exists in that greyed-out, nasty space created by consumerism and fuelled by false needs and aspirations.

Draw breath

Phew. Glad I got that off my chest.

Anyhow, stuff cost me 50 bucks on the plane trip back because we were overweight, a sore back and just, well, clogged up everything.

When I got back to my desk, I resolved to clear it of stuff. This is a work in progress and I will report back in due time.

Which brings me to sausage rolls. Kinda.

One wintery day last week it was icy enough for me to crave that little parcel of fatty, meaty, salty, seasoned to within an inch of its life, morsel wrapped in buttery pastry - the sausage roll. So off we set (you can't go on missions such as this on your own for fear of ambush, or loneliness don't you know), Mikey, Tam and I.

Heads set down against the wind, we made our way to The Mill Bakery on Victoria Harbour. There, we found friendly attentive staff, a pretty counter filled with pretty pastries, and tragedy of tragedies, no

sausage rolls. Sold out. All gone. Nada. Tres disappointed. But we will try again another day when the urge comes round again.

Which brings me to timber decking. Kinda.

Craving a place, a particular feel, a certain quiet calm can be easier to satisfy than a craving for a food, because the place is always there, waiting to be enjoyed upon your return from other places. One of my favourite places in Docklands is the timber-decked area that fronts the new library.

There is something about that sheltered, peaceful and woody spot, flanked by dappled salty water and dominated by natural woody hues that is both grounding and calming. The perfect place to gather one's thoughts, or perhaps even still them for a while as you simply sit, or walk, or dream away a lunch hour.

It's recommended viewing for sure.

So, holidays, sausage rolls, timber decking and stuff. Managed to fit them all in with some mighty awkward segues and some not so! But who's counting?

'til next time

X Maria



With
Maria Doogan

Docklands Directory

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GREETINGS FROM THE DOCKLANDS COMMUNITY ASSOCIATION



Firstly, a reminder that the DCA Christmas party will be held on Wednesday December 10, at the same venue as before, namely, Harbour Kitchen on the Victoria Harbour Promenade.

It is a great venue on the harbour. Invitations will be distributed in coming weeks. We look forward to residents from a range of Docklands areas attending including North Wharf, Harbour Town and new buildings in Victoria Harbour and Yarra's Edge.

The DCA AGM will be held on Thursday, November 13 at The Hub on Harbour Esplanade (cnr Bourke St). All members welcome. Proposed updated rules will be reviewed following an update of rules for Associations under the State Government Act.

Response to article

I have to respond to an article by Shane

Scanlan in the October issue [p9] again containing misleading information on DCA activities. We were not informed or given right of reply. Such negativity is not helpful and it would be far better for Shane to work co-operatively with us for the benefit of Docklands. Far from a loss of members, we have a record membership.

In terms of not catering for social needs, we have informed people of our 2014 Christmas party being held for all on December 10. Times have changed from the early days. Docklands today has a diverse population and caters for a large variety of needs.

As everybody knows we, the DCA, are continuously publicising social programs ranging from concerts, sporting events, exercise classes to seniors activities and story telling at the new library. In fact, we can barely keep up with the work these days and we do what we can with limited resources.

As in previous years we usually have at least two "get togethers" a year. If Shane, who is no longer a Docklands resident, and some friends want to have dinner together that's fine.

Saying we've become more political is again misleading. We do not favour any political party. Like other community associations, we take up issues on behalf of residents to

try and get better amenities and conditions. We stand up for residents. Everybody knows that. Compared with some other community associations we are quite mild.

Other items

I attended the population debate between Kelvin Thomson Federal Labor MP and Lord Mayor Robert Doyle, held in Federation Square on October 13. Kelvin promoted reduction in immigration and Robert was in favour of expansion. Both are intelligent speakers but the debate, whilst interesting, lacked passion. Nevertheless it is a prominent topic and was well attended in the Deakin Edge theatre. The audience was vocal. Comments included the need for more infrastructure to meet increasing demand.

We collected our first prize of \$300 for recently winning the most votes for a worthy cause in a promotion run by Grill'd group. Every extra income helps our finances and is welcome. Thank you to those who supported us.

Regarding the Harbour Esplanade re-development, further to our resident survey showing a strong preference for a linear park, we are obtaining outside expert opinion, which will be reported in due course.

A number of OC committee members have expressed interest in attending the Owners Corporation Network Victoria committee meeting in November as observers. Our committee is made up of members from a range of buildings in the CBD and adjoining areas.

We are ramping up our website and we've opened a Facebook page. The DCA Facebook page is now up and running! If you have a Facebook account please "Like" our page: <https://www.facebook.com/pages/Docklands-Community-Association/350305515148039> to keep up to date with the DCA and activities happening in Docklands!

If any reader would like to become a member of the DCA or has any suggestions they wish to put forward regarding activities or issues, they are welcome to contact us on docklandscommunityassociation@gmail.com

If you would like to talk to me about any aspect or becoming a committee member you are welcome to call me on **0412 097 706**.

Regards to all

Roger Gardner

President DCA



OWNERS CORPORATION LAW

With Tom Bacon

Short-term stay solution

San Francisco's Air BnB law ought to be considered by lawmakers here.

In San Francisco, the city passed a new ordinance into law in October to better regulate the renting out of rooms and apartment dwellings to short-term stay travellers and tourists.

It had always been unlawful in many US cities – including San Francisco and New York – for landlords and lessees to let their apartments out for periods of less than 30 days to any one person or group of persons.

Under the proposed new ordinance in San Francisco it will still be unlawful for landlords

and lessees to let their apartments out for less than 30 days. However the new ordinance provides the flexibility for people to rent their dwellings out through sites such as Air BnB for three months in any given year.

In addition, the landlords and lessees must register with the city, and sign a declaration under threat of perjury to comply with the limits imposed under the ordinance. Ultimately, the owners must also pay commercial rates or "hotel" rates on the dwellings during the short-term stays.

This is the type of law that should be welcomed to Australian shores and adopted by Australian lawmakers, particularly in Victoria.

Planning Minister Matthew Guy promised law reform in this area for Docklands 18

months ago, however no progress has been made with the ministry since then.

Consumer Affairs Victoria has an outstanding opportunity to legislate on the back of this precedent set in San Francisco, a move which has been welcomed by the short-term stay industry itself, Air BnB included.

A 30-day minimum stay rule ought to be imposed on all dwellings in the metropolitan areas, and the local councils would benefit from increased rate revenue from the commercial rates imposed on those who would seek to short-term let their apartments.

The issue of short-term stays currently divides the city, and the issue is crying out to be resolved by clear and unambiguous

legislation. The current practice of leaving owners' corporations to litigate in the courts and tribunals is cumbersome and expensive for all concerned, and it ought to cease.

There exists an opportunity to strike a legislative balance between the rights to enjoy one's own property in quiet peace and enjoyment versus the right to lease and let one's own property to others with reasonable flexibility.

San Francisco has got it right. It's time for Melbourne to follow suit.

Tom Bacon is the principal lawyer of Strata Title Lawyers.
tom@stratatitlelawyers.com.au



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WEDNESDAY, NOVEMBER 12 - 7PM

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NOVEMBER 27, 6PM - 7PM

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Mondays at 10.30am

Encourage your child to have a life-long love of books by coming along to Stompers, Melbourne Library Services weekly program for toddlers aged 18 months to three years.

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Wednesdays 4.30pm to 5.30 pm.

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DOCKLANDS SPORTS PAGE

Speedway heads to stadium

Forget about footy and cricket, a very different sporting event is coming to Docklands next year.

Etihad stadium last month announced a five-year deal with BSI Speedway to stage the Australian FIM Speedway Grand Prix (SGP), bringing the sport back to Australia for the first time in 13 years.

The motorcycle sport involves riders completing four laps of an oval track, on board 500cc single-gear motorcycles with no brakes.

The 2015 SGP series will see 12 rounds take place internationally in Poland, Sweden, Denmark, Prague, Finland, Latvia, Czech Republic and the UK before it arrived in Melbourne.

The 2015 world champion will be crowned and the 2016 FIM Speedway Grand Prix places will be decided at Etihad Stadium.

The purpose-built speedway track at the stadium will be constructed by six European track build specialists, will be created with a mixture of dirt and shale will take five days to construct and two days to clear.

BSI Speedway managing director Paul Bellamy said Australia was one of the super-powers of world speedway and it had been a long-term goal to bring the FIM Speedway Grand Prix (SGP) series back to Australia.

"The SGP series has visited some fabulous venues across the globe and Etihad Stadium is up there with the very, very best of them."

He said Australian talent would be happy to be meeting on home soil, while local fans would be happy to see some of the sport's



The purpose-built speedway track will take five days to construct.

greats in the flesh.

"I'm sure the likes of Chris Holder and Jason Doyle, who has qualified for the 2015 series, will be absolutely elated to be racing in such a big meeting on home soil," Mr Bellamy said.

"Their fans spend most of the season getting up in the early hours of the morning to watch them in action live on the Speed Channel. I hope they will enjoy the opportunity to support them at Etihad Stadium, and at a far more civilised hour."

According to Paul Sergeant, CEO of Melbourne Stadiums Ltd (owner of Etihad Stadium), bringing Speedway Grand Prix

racing to Etihad Stadium had been on the agenda for some time.

"We're looking forward to an exciting five years of SGP action and are in no doubt it will become a hugely popular event," he said.

"The SGP series is spectacular. It's in an easy to follow format with fast and exciting racing. Here at Etihad Stadium air horns will be more than welcome, so the noise will be something special under our roof."

The 2015 FIM Speedway Grand Prix will be held on October 24 at Etihad Stadium.

AFL trades round up

By Robert Bremner

The AFL trade period took place in October at Etihad Stadium, resulting in a number of surprising deals.

The trade period ran for two weeks and the AFL free agency period also took place during this time.

One of the big talking points involved Essendon ruckman Paddy Ryder. Essendon and Port Adelaide fought over a Paddy Ryder deal with the two clubs finally coming to a decision with the Bombers receiving picks 17 and 37 in exchange for Ryder. Their pick 37 was then immediately exchanged for Bulldog player and 2008 Brownlow medallist Adam Cooney. Essendon also managed to snare GWS ruckman Jonathan Giles as a replacement for Ryder in exchange of pick 53.

The period wasn't without three-way deals either, with Melbourne, Collingwood and Geelong swapping players. Mitch Clark is now at Geelong, Travis Varcoe is at the Pies and Heritier Lumumba is now at the Demons.

In a big shock, GWS parted with their 2013 number one pick Tom Boyd who is now a Bulldog with the Doggies giving up captain Ryan Griffen as well as their number six pick. The deal came as a surprise as GWS had previously refused any trades regarding Boyd.

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