

hockingstuart

26 May – 1 June 2018

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#17

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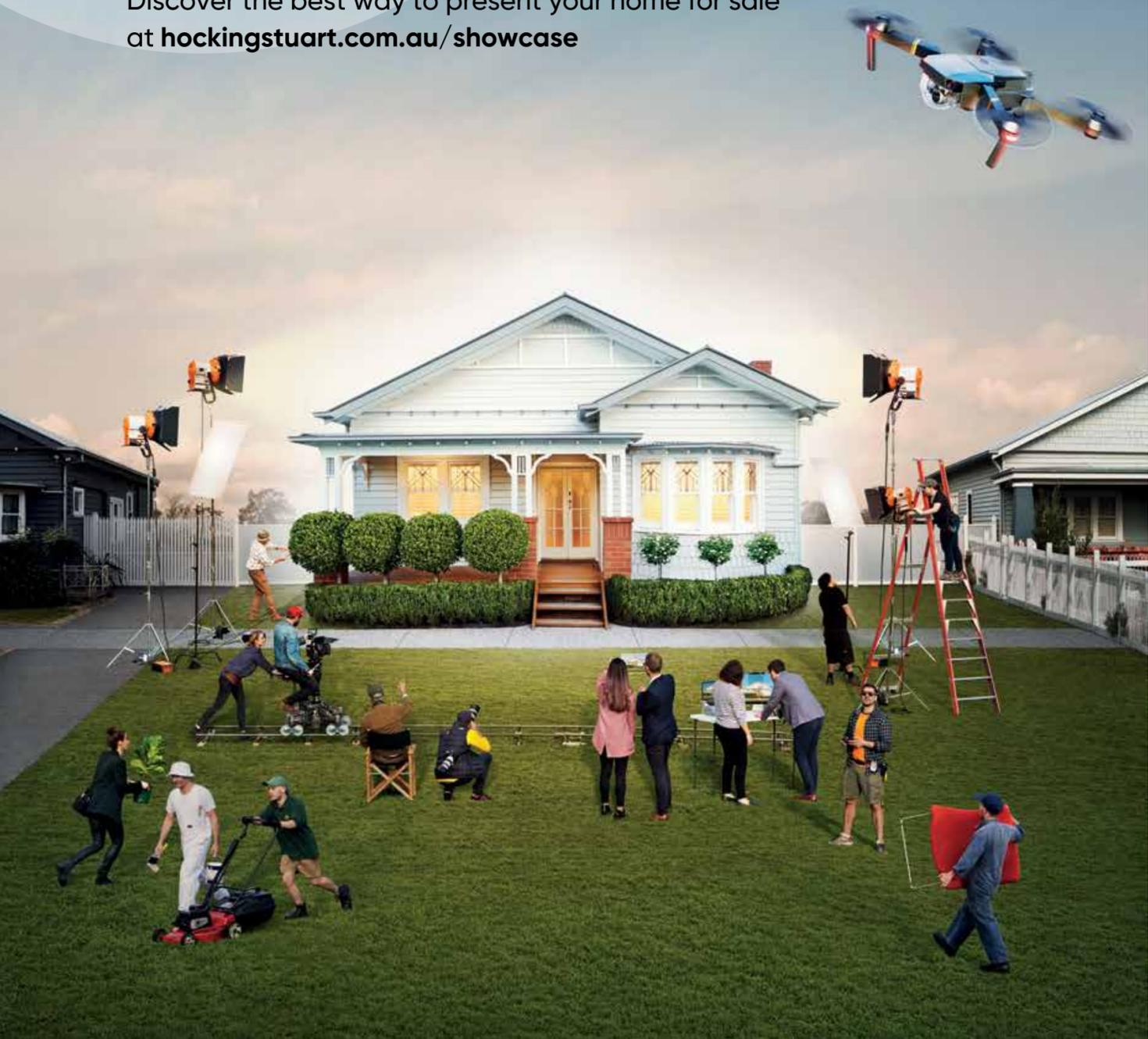
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hockingstuart
— *showcase*

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IN FOCUS



Jenny Dwyer

Director, Sandringham

As the colder months start to set in, Jenny Dwyer the Director of hockingstuart's Sandringham office, shares the splendours of selling a home in winter.

It's not uncommon to find that many people hold off on selling their homes in the winter. As much as the springtime has its benefits, there are many wonderful reasons why selling a home in winter can be just as good, or even better!

First of all and probably the most important thing to keep in mind is the fact that there is less competition on the market in winter. Your home could easily become the most desired and sought after property as too many sellers wait until the warmer months to put their houses on the market. Without even trying you're already ahead.

Another consideration to take on board is the beautiful ambience you can create. Do you have some deciduous trees that turn lovely shades of orange, yellow and red? They can be the perfect, homely backdrop. Plus, the softer light of the season can also play up to your advantage.

With a crisp temperature outside, make your home warm and inviting for the inspections by having a roaring fire, glimmering candles and freshly brewed coffee.

Red



“ **Your home could easily become the most desired and sought after property.** ”

- Jenny Dwyer, Director, Sandringham //

INDUSTRY INSIGHT

Market Wrap

Trophy properties in Melbourne are in high demand with homes fetching multi-million-dollar results as winter approaches, new data shows.

An analysis by CoreLogic shows wealthy home owners and investors both in Australia and overseas are willing to shell out high amounts in order to secure a property in prime Melbourne locations such as Toorak, South Yarra and Hawthorn. The data shows properties worth \$15 million - \$25 million are in demand, with suburb records being broken in private boardroom auctions. Interest in the \$2 million - \$5 million bracket is also strong with several hockingstuart properties returning multi-million results over the past month alone, and one Brighton East auction fetching a whopping \$4.5 million.

The value of the Australian dollar, business performance and domestic and international share markets are key motivators for prestige buyers, many of whom have a high net-worth. What's more, many are expats planning to buy when they return to Australia, while some are seeking a Melbourne base for when they swan in during the Australian Open or Grand Prix. While not everyone can afford to splash cash on a \$15 million home, the interest in Melbourne's top tier properties is a positive sign for the market overall. Demand in the top end often has a trickledown effect to middle and lower end homes, keeping the market buoyant.





PHOTOGRAPHY BY WILLEM-DIRK DU TOIT. STYLING BY ESME PARKER. BUILDER: QUADRO CONSTRUCTION.



A Vintage Revival

An interwar heritage building has been given a modern refresh without forgetting its past.

An incredibly difficult, sloping site wasn't enough to deter Fooman Architects from renovating this interwar duplex building.

Challenging from the outset, the project was replete with character including intricate and curving brickwork on the exterior. Another challenge came from managing the spaces across three levels. Naturally the staircase was a feature of the home, guiding the owners up and down across each level.

As is often the case with heritage homes, the original internal structure was quite poky, with many rooms splitting off other rooms. The designers went about demolishing some of the dividing walls and floors to open up the spaces making the whole home more conducive to modern living.

A huge undertaking for the entire project was connecting the basement garage to the rest of the home. This was achieved by the integration of a new staircase, along with a repurposed kid's play area.

The curving shapes seen on the exterior make their way inside, with a curving staircase detail. This reinforces the classic charm of the original fabric of the building.

In addition, a central void has been created with the staircase, which adds drama and allows for more open views across the levels.

What was once an out of date heritage property has been artfully reinvented for a family to entertain both friends and little kids alike.

Create a Balcony Garden Retreat

Make your balcony a little oasis with some of these tricks.

Keep Training

Creepers and vine-type plants are a great green wall solution for tight balconies, as well as any that can be espaliered, or trained to grow along a trellis.

A Place of Your Own

Even if a whole outdoor setting is out of the question, it is worth finding space for a little bench or table from which to enjoy your new pocket garden oasis.

Mini Me

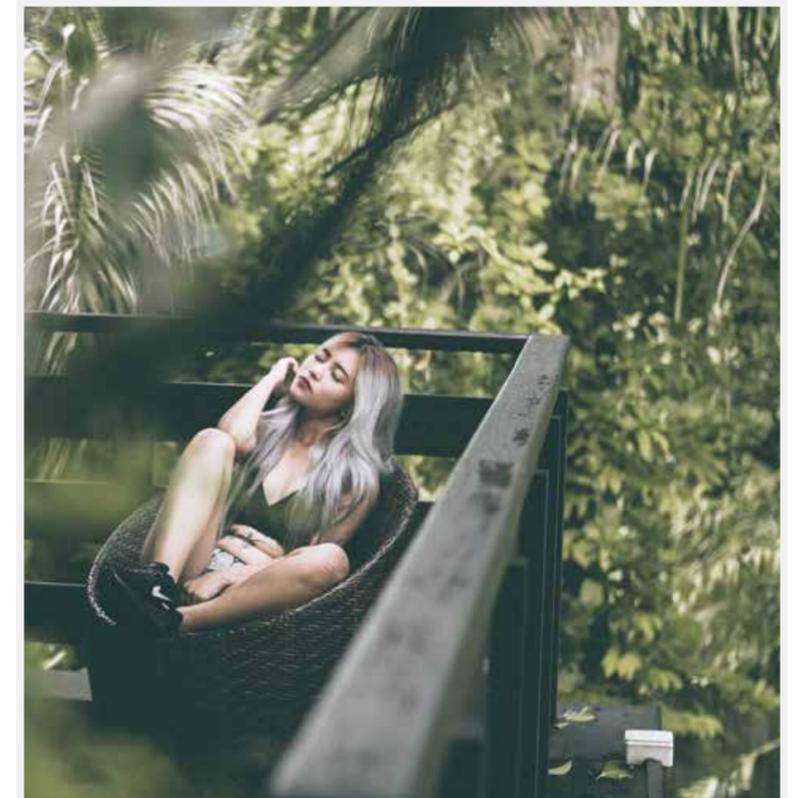
Look into dwarf varieties of your favourite plants in case a space-saving version is available – it may be possible to have fruit trees in your home, even in limited outdoor areas.

Step Up

No room for all your plants? Stack them! There are a plethora of affordable tiered stands and plant shelves to choose from at your local hardware store (or IKEA), to help you make the most of your greenery.

Location, Location, Location

Above all, ensure that your balcony garden is arranged not just for looks, but also for the optimum health of your plants. Avoid disappointment by researching which ones will do well in the shade or sun, and mark a watering schedule in your calendar if necessary.



THERE'S NOTHING QUITE LIKE HAVING A BALCONY TO RELAX ON.



PLANTS CAN HELP TO CREATE A FRESH SPACE.





DR BRANDON GIEN

Meet Dr Brandon Gien of Good Design Australia

Dr Brandon Gien has been championing good design for Australians for many years through the Good Design Australia organisation. We find out what that entails.

How has design and its impact changed over the last 25 years?

Over the last 25 years, I've witnessed the word 'design' change significantly. The really exciting part is to see design being applied to the really big, hairy and complex problems facing society and to a larger degree, our world.

How do we use design to help get homeless people off the street? How do we re-design our energy market? How do we design a better, more inclusive society? These are all the big questions fuelling the need and appetite for Design (with a capital D).

What are some of the standout entries from the Good Design Australia Awards?

I've seen thousands of amazing projects over the last 22 years since running the Good Design Awards. Every year has standouts. I'll never forget the Deepsea Challenger, designed by Hollywood Director, James Cameron (2012), the groundbreaking Cochlear Nucleus 24 Ear Implant (2000), Flow Hive – a revolutionary beehive design that delivers honey on tap (2016), the Tesla Model S sedan – best car I've ever driven (2015).

In what ways can designers work better with other industries?

Designers, engineers, scientists, architects, business leaders, government bureaucrats – all need to work together by adopting a design-led approach – that's utopia. There is so much happening overseas in this area and mounting evidence and case studies that demonstrate how design is having a positive impact on our lives. New Zealand just released a report that put a value on design's contribution to its GDP – approximately NZ\$10.1b. That's bigger than their agricultural industry. Imagine what Australia's design sector contributes to our GDP?



WHAT'S ON

Don't Miss These

Sunday 27 May

Run the Gap

Set amongst the majesty of the Grampians National Park, the annual Run the Gap event is taking place for the seventh year in a row. With three different runs of varying levels of difficulty, it's a great community event for runners with an adventurous streak.

runthegap.com.au

Friday 1 – Sunday 10 June

Melbourne International Jazz Festival

Creating a stage for world-class Jazz music, the Melbourne International Jazz Festival takes over the city throughout the 10-day extravaganza. With a goal of raising the profile of Jazz music, the annual event takes over concert halls, art venues and jazz clubs across Melbourne.

Melbournejazz.com

Friday 1 June

Falls Creek Ice Plunge

A celebration of the first day of winter, you're invited to join locals as they plunge into the icy Rocky Valley Dam. A tradition that has continued to grow over the years, those who don a costume can take home special prizes to commemorate their bravery.



ABOVE: THE JAZZ FESTIVAL PUTS THE GENRE ON A GLOBAL STAGE FOR THE CITY OF MELBOURNE. LEFT: SEE NATURE BY JOINING RUN THE GAP

Best Glamping Spots

For those who struggle to rough it but still want to get themselves out into the wonders of the great wide world and natural splendour, test out one of these glamping experiences.

St Jerome's Hotel

Most people get out of town to camp, but for a truly unique view of the city, spend a night in one of twenty-one tents on the roof of Melbourne Central.

**Melbourne Central Shopping Centre,
Level 3/271 Little Lonsdale St,
Melbourne VIC 3000**

Cosy Tents

With views across the Macedon Ranges, these self-contained havens are furnished with goose down quilts, barbecues, Bose speakers and a communal fire pit.

6A Kanga Rd, Yandoit VIC 3461

Balgownie Estate

Glamping in a vineyard – don't mind if we do! Each tent at this Bendigo gem has its own deck and air conditioning, perfect for a romantic getaway.

1309 Melba Hwy, Yarra Glen VIC 3775

Happy Glamper

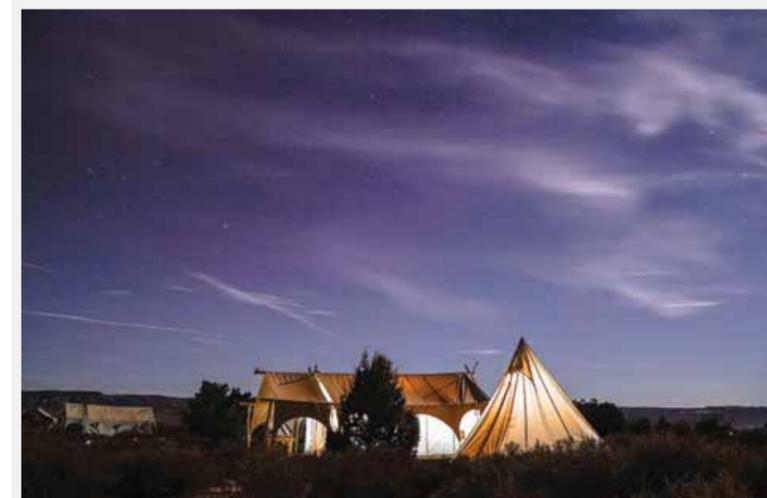
Mornington Peninsula, with its wineries and scenic beauty, is an ideal region for a luxury outdoors escape. There is also a vintage Airstream or restored '50s caravan named Miss Myrtle.

Various campsites on the Mornington Peninsula

Talo Retreat

For a truly memorable experience, why not book a yurt on the Murray River? Start the day with a self-styled brew from your onsite coffee machine, then, after a full day getting around on your own bike or canoe, enjoy a view to the stars from your cosy bed.

69A Dungula Way, Moama NSW 2731



TRY OUT THE ELEVATED VERSION OF CAMPING, WITH ONE OF THESE GREAT OPTIONS.

